



M.C. Terrell/McGogney Elementary School
3301 Wheeler Road SE
Washington, DC

Comprehensive Facility Condition Assessment
And Space Utilization Study
DCAM-12-NC-0158

March 1, 2013

Submitted to:
Ms. Cassandra White
Capital Program Financial & Systems Manager
Department of General Services – Construction Division
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M.C. Terrell/McGogney Elementary School

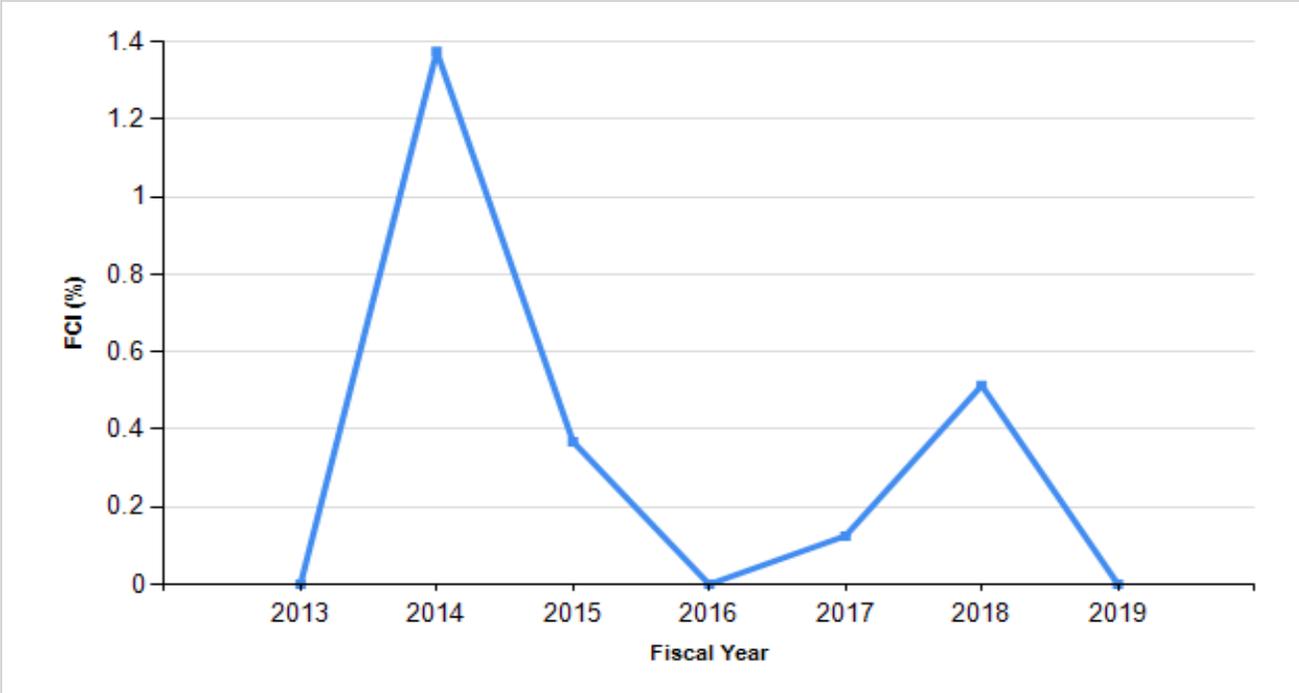
Date Assessed: 11/6/2012

Assessed By: Vincent Webster, Luke Jacques

DCPS PCA Property Rollup



Facility Condition Index (FCI) by Year for M.C. Terrell/McGogney Elementary School



DCPS PCA Property Rollup



Capital Expenditures for M.C. Terrell/McGogney Elementary School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***								
							\$		0	1	2	3	4	5	6									
A. SUBSTRUCTURE																								
A. SUBSTRUCTURE SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0								
B. SHELL																								
B20	EXTERIOR ENCLOSURE																							
B2011	Replace Brick walls	Fair	75	5	2,000.00	SF	\$25.97	Capital Replacement						\$51,932		\$51,932								
B30	ROOFING																							
B3011	Replace Roofing	Poor - Fair	20	1	41,000.00	SF	\$10.19	Capital Replacement		\$417,790						\$417,790								
B. SHELL SUB-TOTALS									\$0	\$417,790	\$0	\$0	\$0	\$51,932	\$0	\$469,722								
C. INTERIORS																								
C30	INTERIOR FINISHES																							
C3012	Paint interior walls	Good	7	4	26,000.00	SF	\$1.53	Capital Replacement					\$39,780			\$39,780								
C. INTERIORS SUB-TOTALS									\$0	\$0	\$0	\$0	\$39,780	\$0	\$0	\$39,780								
D. SERVICES																								
D10	CONVEYING SYSTEMS																							
D1011	Replace Elevator Equipment and Controls	Fair	35	5	1.00	EACH	\$39,630.88	Capital Replacement						\$39,631		\$39,631								
D20	PLUMBING																							
D2018	Replace Floor mounted drinking fountain	Fair	20	5	5.00	EACH	\$2,000.00	Capital Replacement						\$10,000		\$10,000								
D30	HVAC																							
D3031	Replace Cooling Towers	Fair	20	5	300.00	TON	\$207.00	Capital Replacement						\$62,100		\$62,100								
D. SERVICES SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$111,731	\$0	\$111,731								
E. EQUIPMENT & FURNISHING																								
E. EQUIPMENT & FURNISHING SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0								
F. SPECIAL CONSTRUCTION AND DEMOLITION																								
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0								
G. BUILDING SITEWORK																								
G20	SITE IMPROVEMENTS																							
G2022	Seal Coat and Re-Stripe Parking Lots	Fair - Good	5	2	14,000.00	SF	\$0.33	Capital Replacement			\$4,620					\$4,620								
G2042	Repair, Repoint, Replace Brick Retaining Wall	Fair - Good	40	1	200.00	SF	\$103.25	Capital Replacement		\$20,650						\$20,650								
G40	SITE ELECTRICAL UTILITIES																							
G4021	Replace Site Lighting	Poor - Fair	20	2	25.00	EACH	\$4,507.75	Capital Replacement			\$112,694					\$112,694								
G. BUILDING SITEWORK SUB-TOTALS									\$0	\$20,650	\$117,314	\$0	\$0	\$0	\$0	\$137,964								
Z. GENERAL																								
Z. GENERAL SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0								
									Expenditure Totals per Year								\$0	\$438,440	\$117,314	\$0	\$39,780	\$163,663	\$0	\$759,197
									FCI† By Year								0.00%	1.38%	0.37%	0.00%	0.12%	0.51%	0.00%	
									CRV*** \$31,879,087															

Notes

- * - EUL is the Estimated Useful Life of an Asset
- ** - RUL is the Remaining Useful Life of an Asset
- *** - Non-Escalated and Non-Inflated Adjusted Dollars
- † - FCI Formula (As Currently Programmed):
(Deferred Maintenance + Capital Renewal + Capital Replacement)/(Building Replacement Value)

DCPS PCA Property Rollup



Routine Maintenance Expenditures for M.C. Terrell/McGogney Elementary School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
							\$		0	1	2	3	4	5	6	
A. SUBSTRUCTURE																
A10	FOUNDATIONS															
A10	Inspect exterior foundation for cracks, leaks, plant intrusions	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
A10	Inspect interior foundation for cracks or leaks	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
A. SUBSTRUCTURE SUB-TOTALS									\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$700
B. SHELL																
B10	SUPERSTRUCTURE															
B10	Inspect floors for leaks, beam displacement or deflection, etc.	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B10	Inspect roof for leaks, weathertight integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B20	EXTERIOR ENCLOSURE															
B2011	Inspect doors for breakage, seals and caulking, etc	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect façade for water intrusion, cracks, deflection, etc.	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows and doors for proper operation and safety	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows for breakage, seals and caulking, etc	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B2011	Inspect doors for breakage, seals and caulking, etc	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect façade for water intrusion, cracks, deflection, etc.	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows and doors for proper operation and safety	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows for breakage, seals and caulking, etc	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B2021	Inspect doors for breakage, seals and caulking, etc	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect façade for water intrusion, cracks, deflection, etc.	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows and doors for proper operation and safety	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows for breakage, seals and caulking, etc	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B2032	Annual Maint: Door, Emergency, Egress, Swinging - B2035 225 1950	Fair - Good	1	0	1.00	Lump Sum	\$56.00	Routine Maint Minor Repairs	\$56	\$56	\$56	\$56	\$56	\$56	\$56	\$392
	Inspect doors for breakage, seals and caulking, etc	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect façade for water intrusion, cracks, deflection, etc.	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows and doors for proper operation and safety	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows for breakage, seals and caulking, etc	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B30	ROOFING															
B3011	Inspect roof hatches for operation, safety, leaks, and weathertight integrity	Poor - Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350

Routine Maintenance Expenditures for M.C. Terrell/McGogney Elementary School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
B. SHELL SUB-TOTALS									\$1,006	\$1,006	\$1,006	\$1,006	\$1,006	\$1,006	\$1,006	\$7,042
C. INTERIORS																
C10	INTERIOR CONSTRUCTION															
C10	Inspect doors for operation, damage, seals and alignment, etc	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect wall expansion joints for drywall cracks and settlement	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C20	STAIRS															
C2011	Inspect for safety of handrails including ballaestraudes	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect for safety tread nosguards and anti slip measures	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect for tile lift on stair treads	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C2011	Inspect for safety of handrails including ballaestraudes	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect for safety tread nosguards and anti slip measures	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect for tile lift on stair treads	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C2011	Inspect for safety of handrails including ballaestraudes	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect for safety tread nosguards and anti slip measures	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect for tile lift on stair treads	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C30	INTERIOR FINISHES															
C3012	Inspect for tile lift on flooring	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for malicious damage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for worn and faded paint and wallcovering	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C3024	Inspect for tile lift on flooring	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for malicious damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for worn and faded paint and wallcovering	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C. INTERIORS SUB-TOTALS									\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$5,950
D. SERVICES																
D10	CONVEYING SYSTEMS															
D1011	Annual Maint: Elevator, Electric, Pass/Frieght - D1015 100 1950	Fair	1	0	1.00	Lump Sum	\$6,425.00	Routine Maint Minor Repairs	\$6,425	\$6,425	\$6,425	\$6,425	\$6,425	\$6,425	\$6,425	\$44,975
	Ensure Government Entity certifies and provides paperwork	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect all emergency operation sequecnes of events for elevator/escalators	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect all normal operation sequecnes of events for elevator/escalators	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D20	PLUMBING															
	Annual Maint: Toilet, Vacuum Breaker Type - D2015 100 2950	Fair	1	0	35.00	Per Fixture	\$16.55	Routine Maint Minor Repairs	\$579	\$579	\$579	\$579	\$579	\$579	\$579	\$4,055
	Inspect all fixtures for leaks and corosion	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350

Routine Maintenance Expenditures for M.C. Terrell/McGogney Elementary School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
D2011	Inspect chemical test strips for pipe deterioration	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2012	Annual Maint: Urinal - D2015 100 1950	Fair - Good	1	0	15.00	Per Fixture	\$16.55	Routine Maint Minor Repairs	\$248	\$248	\$248	\$248	\$248	\$248	\$248	\$1,738
	Inspect all fixtures for leaks and corosion	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2013	Inspect all fixtures for leaks and corosion	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2018	Annual Maint: Drinking Fountain - D2015 - 800 - 1950	Fair	1	0	1.00	Lump Sum	\$60.00	Routine Maint Minor Repairs	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$420
	Inspect all fixtures for leaks and corosion	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2022	Inspect all fixtures for leaks and corosion	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2031	Inspect all fixtures for leaks and corosion	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D30	HVAC															
D3012	Inspect all compressors, pumps, and motors for operation and integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect filters for unusual build-up before cycle change	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350

Routine Maintenance Expenditures for M.C. Terrell/McGogney Elementary School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
D3021	Annual Maint: Boiler, Gas/Oil/Electric, to 1000 mbh - D3025 140 4950	Good	1	0	1.00	Lump Sum	\$1,900.00	Routine Maint Minor Repairs	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$13,300
	Inspect all compressors, pumps, and motors for operation and integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect filters for unusual build-up before cycle change	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D3023	Inspect all compressors, pumps, and motors for operation and integrity	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect filters for unusual build-up before cycle change	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D3031	Annual Maint: Chiller, reciprocating, water cooled, over 50 ton - D3035 130 2950	Good	1	0	1.00	Lump Sum	\$1,025.00	Routine Maint Minor Repairs	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$7,175
	Inspect all compressors, pumps, and motors for operation and integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect filters for unusual build-up before cycle change	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D3031	Annual Maint: Chiller, reciprocating, water cooled, over 50 ton - D3035 130 2950	Fair	1	0	1.00	Lump Sum	\$1,025.00	Routine Maint Minor Repairs	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$7,175
	Inspect all compressors, pumps, and motors for operation and integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect filters for unusual build-up before cycle change	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D3041	Annual Maint: Air Hadler Unit, 3 to 24 ton - D3045 110 1950	Fair - Good	1	0	1.00	Lump Sum	\$254.00	Routine Maint Minor Repairs	\$254	\$254	\$254	\$254	\$254	\$254	\$254	\$1,778
	Inspect all compressors, pumps, and motors for operation and integrity	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect filters for unusual build-up before cycle change	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D50	ELECTRICAL SYSTEMS															
D5037	Annual Maint: Fire Alarm Annunciator Panel - D5035 710 1950	Good	1	0	1.00	Lump Sum	\$970.00	Routine Maint Minor Repairs	\$970	\$970	\$970	\$970	\$970	\$970	\$970	\$6,790
	Infrared Inspection of circuit breaker panels	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect and test any security panel against factory published standards	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect functionality of emergency generating system	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect overall lighting adequacy	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350

Routine Maintenance Expenditures for M.C. Terrell/McGogney Elementary School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
D. SERVICES SUB-TOTALS									\$15,237	\$15,237	\$15,237	\$15,237	\$15,237	\$15,237	\$15,237	\$106,656
E. EQUIPMENT & FURNISHING																
E10	EQUIPMENT															
E1093	Annual Maint: Misc Food Service Equipment - E1095 334 1950	Fair - Good	1	0	1.00	Lump Sum	\$2,740.00	Routine Maint Minor Repairs	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$19,180
	Ensure Government Entity certifies and provides paperwork	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect restaurant equipment for damage and integrity	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure restaurant Ansul [Fire Hood] against factory published standards	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure restaurant venting equipment against factory published standards	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
E1094	Ensure Government Entity certifies and provides paperwork	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect restaurant equipment for damage and integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure restaurant Ansul [Fire Hood] against factory published standards	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure restaurant venting equipment against factory published standards	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
E20	FURNISHINGS															
E2012	Inspect for malicious damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
E. EQUIPMENT & FURNISHING SUB-TOTALS									\$3,190	\$3,190	\$3,190	\$3,190	\$3,190	\$3,190	\$3,190	\$22,330
F. SPECIAL CONSTRUCTION AND DEMOLITION																
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G. BUILDING SITWORK																
G20	SITE IMPROVEMENTS															
G2022	Inspect landscaping and hardscaping for damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2031	Inspect landscaping and hardscaping for damage	Poor - Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Poor - Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2041	Annual Maint: Manual Swing Gate - G2045 150 1950	Fair	1	0	1.00	Lump Sum	\$96.00	Routine Maint Minor Repairs	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$672
	Inspect landscaping and hardscaping for damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2042	Inspect landscaping and hardscaping for damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G30	SITE CIVIL/MECHANICAL UTILITIES															
G3063	Annual Maint: Fuel Oil Storage, Above Ground - G3065 310 1950	Good	1	0	1.00	Lump Sum	\$315.00	Routine Maint Minor Repairs	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$2,205
	Inspect for signs of surface water, sink holes at utility path and sewage or natural gas odors, consider visual camera survey of sewer and drain lines, perform regular sewer waste drain cleaning and inspection	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350

Routine Maintenance Expenditures for M.C. Terrell/McGogney Elementary School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***		
G40	SITE ELECTRICAL UTILITIES																	
G4021	Inspect for visually for frayed or damaged wiring, sinkholes at transformers and underground wiring and perform infrared testing of distribution panels and switchgear	Poor - Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350		
G4092	Annual Maint: Emergency Generator, Over 15 KVA - D5095 210 2950	Fair	1	0	1.00	Lump Sum	\$1,300.00	Routine Maint Minor Repairs	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$9,100		
	Inspect for visually for frayed or damaged wiring, sinkholes at transformers and underground wiring and perform infrared testing of distribution panels and switchgear	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350		
G. BUILDING SITEWORK SUB-TOTALS									\$2,261	\$2,261	\$2,261	\$2,261	\$2,261	\$2,261	\$2,261	\$15,827		
Z. GENERAL																		
Z10	GENERAL REQUIREMENTS																	
Z1010.1	Consider ACCESS CONTROL Upgrades. Refer to report for details	Good	20	0	1.00	LS	\$53,900	Plant Adaptation	\$53,900							\$53,900		
Z1010.2	Consider facility upgrades to improve accessibility throughout.	Good	20	0	1.00	LS	\$47,770	Plant Adaptation	\$47,770							\$47,770		
Z1010.3	Consider FIRE PROTECTION Upgrades. Refer to report for details	Good	20	0	1.00	LS	\$873,252	Plant Adaptation	\$873,252							\$873,252		
Z1010.5	Consider removal of the UST and restoring the area. Refer to report for details.	Good	20	0	1.00	LS	\$19,500	Plant Adaptation	\$19,500							\$19,500		
Z1010.6	Consider Facility improvements to achieve LEED Silver Certification. Refer to report for details	Good	20	0	1.00	LS	\$75,270	Plant Adaptation	\$75,270							\$75,270		
Z1010.7	Consider SAFETY and SECURITY Upgrades. Refer to report for details	Good	20	0	1.00	LS	\$210,329	Plant Adaptation	\$210,329							\$210,329		
Z. GENERAL SUB-TOTALS									\$1,280,021	\$0	\$0	\$0	\$0	\$0	\$0	\$1,280,021		
									Expenditure Totals per Year		\$1,302,665	\$22,644	\$22,644	\$22,644	\$22,644	\$22,644	\$22,644	\$1,438,526
									CRV*** \$31,879,087									

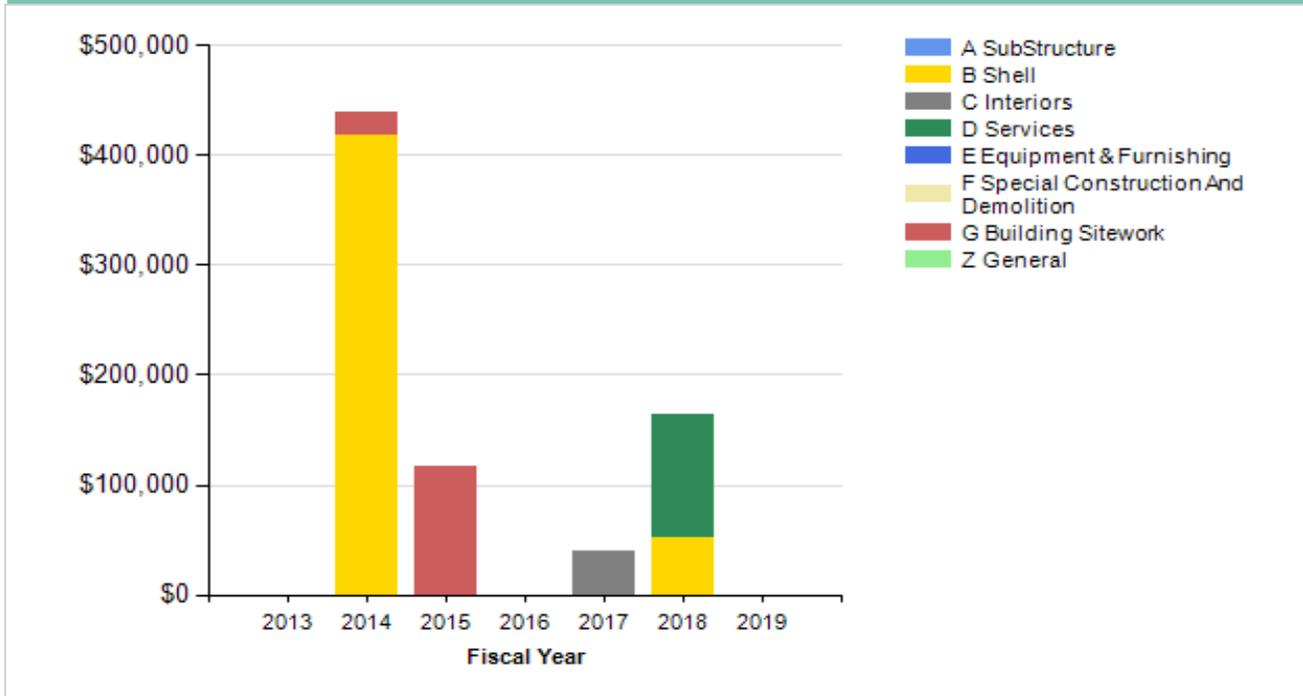
Notes

- * - EUL is the Estimated Useful Life of an Asset
- ** - RUL is the Remaining Useful Life of an Asset
- *** - Non-Escalated and Non-Inflated Adjusted Dollars

DCPS PCA Property Rollup



Capital Expenditure Costing By Level 1 Uniformat by Year for M.C. Terrell/McGogney Elementary School



DCPS PCA Property Rollup



Access Control Questionnaire for M.C. Terrell/McGogney Elementary School

Access Control	Yes/ No	Comments
1 Does the facility have a key card proximity entry system?	No	
2 Are all windows at grade level locked or fixed at all times (to prevent passing of contraband into the facility)?	Yes	
3 There is one clearly marked and designated entrance for visitors?	Yes	
4 Signs are posted for visitors to report to main office or through a designated entrance?	Yes	
6 Access to bus loading area is restricted to other vehicles during loading/unloading?	No	
7 Lighting is provided at entrances and points of possible intrusion?	Yes	
8 Outside hardware has been removed from all doors except at points of entry?	Yes	
9 Basement windows are protected with grill or well cover?	Yes	
10 "Restricted" areas are properly identified?	No	
11 Access to electrical panels is restricted?	Yes	
12 Are there control gates to separate gym, cafeteria, stage, lobby and restrooms from rest of school and classrooms during after hours without changing means of egress?	Yes	
13 Are all perimeter doors equipped with recessed magnetic contact – door position door sensors?	No	
14 Are interior doors with specific vulnerability equipped with door position monitoring sensors?	No	

DCPS PCA Property Rollup



ADA Questionnaire for M.C. Terrell/McGogney Elementary School

Parking

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Adequate number of designated parking stalls and signage for cars are not provided?	0	\$165.00	EACH	\$0
Adequate number of designated parking stalls and signage for vans are not provided?	0	\$220.00	EACH	\$0
Signage indicating accessible parking spaces for cars and vans are not provided? 1 IN EVERY 8 ACCESSIBLE SPACES SHOULD BE DESIGNATED FOR A VAN WITH A MINIMUM OF ONE PROVIDED.	0	\$120.00	EACH	\$0
Access aisles adjacent to parking spaces, crossing hazardous vehicle areas, from main roadways or public transportation stops to the building sidewalks and entrances are not provided?	0	\$6.50	LF	\$0
Curb ramps are required from the parking area to the sidewalks providing access to the building?	1	\$950.00	EACH	\$950
Passenger drop off areas are not provided at the building entrances or access routes? Drop off area is for shuttle service, etc. Individual cars and vans use the HC space. Limit use to enclosed malls and properties with known needs.	0		EACH	
Signage directing to accessible parking or accessible building entrances to the facility are not provided? Use when main entrance is not accessible and directions are required to alternate entrance.	1	\$120.00	EACH	\$120
Comments:				
Parking Estimated Cost:				\$1,070

Ramps

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
The building requires the construction of a straight entrance ramp with handrails to allow wheelchair access? limit assessment to cases where the barrier is three steps or less (30" rise) and provide cost. Otherwise note only in checklist "consult a design professional".	0	\$325.00	LF	\$0
Existing exterior ramps and stairs are not equipped with the required handrails?	1	\$40.00	LF	\$40
Comments: No ramp in parking lot to get onto sidewalk				
Ramps Estimated Cost:				\$40

Entrances/Exits

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Install buzzer or intercom for assistance and service at exterior entrance doors or parking space?	1	\$500.00	EACH	\$500
Existing entrance doors are not wide enough to accommodate wheelchair access and clear floor space beside the door swing is lacking?	0	\$1,250.00	EACH	\$0

ADA Questionnaire for M.C. Terrell/McGogney Elementary School

Vestibule doors are set too close to the front doors for wheelchair access?	0	\$2,250.00	EACH	\$0
Lever action hardware is not provided at all accessible locations?	0	\$65.00	EACH	\$0
Comments:				
Entrances/Exits Estimated Cost:				\$500

Paths of Travel

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Obstacle or protrusion from wall impeding access? Describe condition, location, and repair scope to correct.	0			
Existing carpeting is not securely attached or has a pile thickness exceeding 1/2"?	0		SY	
Stair handrails do not extend beyond the top and bottom risers?	0	\$350.00	EACH	\$0
Compliant signage indicating accessible entrances and general information is not provided?	1	\$60.00	EACH	\$60
Stair handrails do not extend beyond the top and bottom risers?	0	\$125.00	EACH	\$0
Modify location of telephones installed higher than what is essential for basic operation?	0	\$400.00	EACH	\$0
Lower objects mounted higher than 27" off the floor, project more than 4" into walks, halls, corridors, passageways, or aisles? Watercoolers and telephones may be an issue if they are wall mounted above 27". ADAAG intent is to enable the cane of a blind person to detect the object before bumping into it.	0		EACH	
Add visual alarm to existing audible fire alarm? Only if audible alarm is present, required by building codes in affect when constructed.	27	\$250.00	EACH	\$6,750
Install cup dispenser at an existing non-conforming water fountain?	0	\$25.00	EACH	\$0
Comments:				
Paths of Travel Estimated Cost:				\$6,810

Elevators

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Elevator control panel and hall buttons are mounted higher than 54" above the floor?	0	\$6,000.00	EACH	\$0
Raised elevator markings at control panel and hall buttons are not provided in Braille and Standard Alphabet?	1	\$350.00	EACH	\$350
Audible signals are not provided at floor level changes or elevator lobbies indicating car arrival?	1	\$400.00	EACH	\$400
Add visual alarm to existing audible fire alarm?	27	\$250.00	EACH	\$6,750
Safety stops not installed in elevator doors?	4	\$6,000.00	EACH	\$24,000
Elevator communication equipment not set up for speech impaired communication?	1	\$2,600.00		\$2,600
Comments:				
Elevators Estimated Cost:				\$34,100

Restrooms

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
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ADA Questionnaire for M.C. Terrell/McGogney Elementary School

Existing restroom doors are not wide enough to accommodate wheelchair access, and clear floor space beside the door swing is lacking?	0	\$1,250.00	EACH	\$0
Lever action hardware is not provided at all accessible locations?	0	\$65.00	EACH	\$0
Install grab bars in accessible stalls at 36" above the floor?	6	\$325.00	EACH	\$1,950
Modify existing toilet room accessories and mirrors?	6	\$200.00	EACH	\$1,200
Modify existing lavatory faucets to paddle type faucets?	6	\$300.00	EACH	\$1,800
Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces?	6	\$50.00	EACH	\$300
Add pull station alarm in unisex bathroom?	0	\$500.00	EACH	\$0
Comments: No stalls large enough to accomodate wheel chairs in any of the main bathrooms				
Restrooms Estimated Cost:				\$5,250

Total Estimated Cost: \$47,770

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Fire Protection Questionnaire for M.C. Terrell/McGogney Elementary School

Sprinkler and Suppression		Yes/ No	Comments
1	Does the facility have a fire sprinkler system?	No	
2	Does the facility have wall mounted fire extinguishers?	Yes	
3	Does the kitchen and cooking area have hood vent mounted fire suppression systems?	No	
4	Does combustion equipment have dedicated fire sprinkler system e.g. boilers, hot water heater?	No	

Inspection		Yes/ No	Comments
1	Are current fire protection system inspections up to date and onsite?	Yes	
2	A record of Fire Inspection by the local or state Fire Officer is maintained?	Yes	
3	Exit signs are clearly visible and pointing in the correct direction?	Yes	

Alarm and Annunciators		Yes/ No	Comments
1	Does the facility have monitored fire alarm system?	Yes	
2	Is the fire alarm control panel solid-state, modular design type, incorporating the following standard features: lamp test, red alarm and amber LEDs per zone, positive and negative ground fault indicators, power ON indicator, two (2) auxiliary form C alarm contacts with disconnect switches and lights, one (1) auxiliary form C trouble contact, regulated 24Vdc four-wire smoke detector power supply, and remote reset connection?	No	
3	Is the power supply to the fire alarm control panel from an individual circuit?	No	
4	Does the activation of any initiating device including but not limited to manual pull stations, smoke detectors, heat detectors and flow switches shall cause all signals to sound continuously until manually reset; flash all visual alarm indicator lights; illuminate respective zone indicator lamps in the control panel; illuminate respective zone indicator lamps in the graphic display on the door of the control panel; and illuminate respective zone indicator lamps in the remote annunciator?	Yes	Currently the school is having problems with the fire protection system not functioning properly and has put in a work order.
5	Are the audible and visual devices such as combination horn/strobe indicating type wired to separate zones so that audible devices correctly provide code three temporal output and visual devices correctly provide ADA compliant strobe effect?	Yes	

Fire Protection Questionnaire for M.C. Terrell/McGogney Elementary School

6	Is the fire alarm wiring enclosed in ¾" metal conduit raceway to the manufacturer's instructions?	No	
7	Is there a smoke detector directly above the fire alarm control panel?	No	
8	Are there smoke detectors within 5'-0" on each side of the fire doors? Are detectors tied into magnetic door holders to release fire doors upon alarm?	No	
9	Are there duct-type smoke detectors on the supply side of HVAC units rated greater than 2000 cfm but less than 15,000 cfm?	No	
10	Are there duct-type smoke detectors on both the supply side and return side of the HVAC units rated 15,000 cfm or more?	No	
11	Are there duct-type smoke detectors at all smoke damper locations within the HVAC system ductwork? Is there additional wiring to close the damper and turn off the associated HVAC unit?	No	

DCPS PCA Property Rollup



Green Roof Questionnaire for M.C. Terrell/McGogney Elementary School

Green Roof-2 Feasibility Questions

Label	Qty.	Unit Cost	Total Cost
Install Green Roof	65347 SF	\$12.23	\$799,063.12
Location			
Is the roof a sloped system?	No		
Is the roof less than 5 years in age?	No		
Does the roof have significant amounts of penetration and equipment?	No		
Will structural modification need to be made to support a green roof?	Yes		
Comments	Roof needs evaluation by Professional		

Green Roof-1 Feasibility Questions

Label	Qty.	Unit Cost	Total Cost
Roof Structural Follow up Study to determine feasibility	1 LS	\$7,500.00	\$7,500.00
Location			
Is the roof a sloped system?			
Is the roof less than 5 years in age?			
Does the roof have significant amounts of penetration and equipment?			
Will structural modification need to be made to support a green roof?			
Comments			

DCPS PCA Property Rollup



Haz Mat Questionnaire for M.C. Terrell/McGogney Elementary School

Asbestos Containing Building Materials		Yes/ No	Comments
1	Does the facility have a current AHERA Asbestos Inspection on File?	Yes	
2	Does the facility currently have a Asbestos Containing material O&M plan in place?	Yes	
3	Has all the material identified in the AHERA report been abated?	Yes	

Lead in Paint / Water		Yes/ No	Comments
1	Has the facility been tested for Lead Paint?	Yes	
2	Does the facility have a Lead containing paint O&M plan in place?	No	
3	Has all the lead identified in the LBP report been abated?	Yes	
4	Has the facility been tested for Lead in Water?	Yes	
5	Does the facility have a Lead in water O&M plan in place?	No	

Fuel Storage Tanks		Yes/ No	Comments
1	Does the facility have a UST?	Yes	Tank has ~100 gallons of fuel and is no longer being used.
2	Does the tank have a leak detection system?	No	
3	Does the facility have a AST?	Yes	
4	Does the AST have a leak containment system?	No	

PCBs		Yes/ No	Comments
1	Are transformers PCBs free?	No	No stickers on transformers indicating that they are PCB free
2	Is there any known PCB containing equipment onsite?	No	

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LEED Scoresheet for M.C. Terrell/McGogney Elementary School

Sustainable Sites **Possible Points: 26**
Existing

Credit 1	Is the school LEED Certified Design and Construction? Level of Effort to Achieve: Hard	No	0
Credit 2	Does the facility have a Building Exterior and Hardscape Management Plan? Level of Effort to Achieve: Easy	No	0
Credit 3	Does the facility have an Integrated Pest Management, Erosion Control, and Landscape Management Plan? Level of Effort to Achieve: Easy	No	0
Credit 4	Does the facility provide car pooling or Alternative Commuting Transportation options or incentives? Level of Effort to Achieve: Easy	No	0
Credit 5	Does the way the site is developed Protect or Restore Open Habitat? Level of Effort to Achieve: Easy	No	0
Credit 6	Does the facility have retention ponds rain gardens to control the quantity of Storm water? Level of Effort to Achieve: Hard	No	0
Credit 7.1	Does the facility have non asphalt / macadam based paving such as light colored pavers or concrete? Level of Effort to Achieve: Hard	No	0
Credit 7.2	Does the facility have a cool roof (white or light color roof surface) ?	Yes	1
Credit 8	Are measures installed preventing operable exterior lighting from encroaching on adjacent properties? Level of Effort to Achieve: Easy	No	0
Total:			1

Water Efficiency

Possible Points: 14
Existing

Prereq 1	The facility has a Minimum Indoor Plumbing Fixture and Fitting Level of Effort to Achieve: Easy	No	
Credit 1	Does the facility have a water meter for the whole building?		0
Credit 1	Does the facility have sub meters for boiler water, cooling tower water, irrigation water, fire sprinkler?	Yes	2
Credit 2	Are all of the plumbing fixtures at the facility non-water saving devices?		0
	Are some of the plumbing fixture at the facility are non-water saving devices (10-25%)?	Yes	3
	Are all of the plumbing fixture at the facility water saving devices (100%)? Level of Effort to Achieve:	No	0
Credit 3	Does the school use native planting that does not require irrigation? Level of Effort to Achieve: Easy	No	0
	Does the school have an irrigation system with a rain gauge and time system? Level of Effort to Achieve: Easy	No	0
	Does the school hand water on an as needed basis?	Yes	1
Credit 4	Does the Cooling Tower utilize a Chemical Management System?	Yes	0

LEED Scoresheet for M.C. Terrell/McGogney Elementary School

	Does the Cooling Tower utilize a Non-Potable Water Source (not public drinking water system)? Level of Effort to Achieve: Hard	No	0
Total:			6

Energy and Atmosphere

Possible Points: 35
Existing

Prereq 1	Does the school have an Energy Efficiency Best Management Practices Level of Effort to Achieve: Easy	No	
Prereq 2	Has an energy audit been performed and were ECMs implemented to Level of Effort to Achieve: Easy	No	
Prereq 3	Does the school have a Fundamental Refrigerant Management program? Level of Effort to Achieve: Easy	No	
Credit 1	Is it feasible for the facility to achieve an EnergyStar rating of 71 or higher?	Yes	5
Credit 2.1	Have building lighting and HVAC systems been Investigated and Analyzed for retro Commissioning? Level of Effort to Achieve: Easy	No	0
Credit 2.2	Has the school performed retro Commissioning of the building lighting and HVAC systems? Level of Effort to Achieve: Easy	No	0
Credit 2.3	Is the school performing ongoing Commissioning of the building lighting and HVAC systems? Level of Effort to Achieve: Easy	No	0
Credit 3.1	Does the school have a HVAC or Lighting —Building Automation System? Level of Effort to Achieve: Easy	No	0
Credit 3.2	Are the HVAC and lighting systems individually metered at 40%? Level of Effort to Achieve: Easy	No	0
	Are the HVAC and lighting systems individually metered at 80% ? Level of Effort to Achieve: Easy	No	0
Credit 4	Does the school use on-site or off-site renewable energy? Level of Effort to Achieve: Easy	No	0
Credit 5	Does the school have an Enhanced Refrigerant Management? Level of Effort to Achieve: Easy	No	0
Credit 6	Does the school have an Emissions Reduction Reporting program? Level of Effort to Achieve: Easy	No	0
Total:			5

Materials and Resources

Possible Points: 10
Existing

Prereq 1	Does the school have a Sustainable Purchasing Policy? Level of Effort to Achieve: Easy	No	
Prereq 2	Does the school have a Solid Waste Management Policy?	Yes	
Credit 1	Does the school have a Sustainable Purchasing program for Ongoing Consumables? Level of Effort to Achieve: Easy	No	0
Credit 2.1	Is a Sustainable Purchasing policy used for purchasing at least 40% of Electric-Powered Equipment? Level of Effort to Achieve: Easy	No	0

LEED Scoresheet for M.C. Terrell/McGogney Elementary School

Credit 2.2	Is a Sustainable Purchasing policy used for purchasing at least 40% of Furniture? Level of Effort to Achieve: Easy	No	0
Credit 3	Is a Sustainable Purchasing policy used when making Facility Alterations and Additions? Level of Effort to Achieve: Easy	No	0
Credit 4	Is a Sustainable Purchasing policy used to reduce Mercury content in Lamps purchased? Level of Effort to Achieve: Easy	No	0
Credit 5	Is a Sustainable Purchasing policy used when making Food purchases at the school? Level of Effort to Achieve: Easy	No	0
Credit 6	Has the school performed a Waste Stream Audit? Level of Effort to Achieve: Easy	No	0
Credit 7	Has the school implemented a policy to reduce the quantity Ongoing Consumables going into landfills? Level of Effort to Achieve: Easy	No	0
Credit 8	Has the school implemented a policy to reduce the quantity durable goods (furniture, equipment) going into landfills? Level of Effort to Achieve: Easy	No	0
Credit 9	Does the school recycle building materials during construction which prevents material going to landfill?	Yes	1
Total:			1

Indoor Environmental Quality Possible Points: 15

		Existing	
Prereq 1	Has the school performed a Minimum Indoor Air Quality (IAQ)	Yes	
Prereq 2	Is the facility and surrounding area smoke free - Environmental Tobacco	Yes	
Prereq 3	Does the school have a Green Cleaning Policy? Level of Effort to Achieve: Easy	No	
Credit 1.1	Does the school have an Indoor Air Quality Management Program? Level of Effort to Achieve: Easy	No	0
Credit 1.2	Does the school have Outdoor Air Delivery Monitoring? Level of Effort to Achieve: Easy	No	0
Credit 1.3	Has the school modified the HVAC systems to allow Increased Ventilation? Level of Effort to Achieve: Easy	No	0
Credit 1.4	Does the school have a plan to Reduce Particulates in Air Distribution? Level of Effort to Achieve: Easy	No	0
Credit 1.5	Does the school have a policy to enhance IAQ performance during Facility Alterations and Additions? Level of Effort to Achieve: Easy	No	0
Credit 2.1	Has the school performed an Occupant Survey for IAQ? Level of Effort to Achieve: Easy	No	0
Credit 2.2	Does the school allow for the Controllability of Systems—Lighting by occupants?	Yes	1
Credit 2.3	Does the school allow for the Occupant Comfort—Thermal Comfort Monitoring? Level of Effort to Achieve: Hard	No	0

LEED Scoresheet for M.C. Terrell/McGogney Elementary School

Credit 2.4	Does the school take advantage of Daylight and Views for tenant comfort?	Yes	1
Credit 3.1	Does the school have a High Performance Cleaning Program? Level of Effort to Achieve: Easy	No	0
Credit 3.2	Does the school have a Custodial Effectiveness Assessment? Level of Effort to Achieve: Easy	No	0
Credit 3.3	Does the school Purchase Sustainable Cleaning Products and Materials ? Level of Effort to Achieve: Easy	No	0
Credit 3.4	Does the school use Sustainable Cleaning Equipment? Level of Effort to Achieve: Easy	No	0
Credit 3.5	Does the school have Indoor Chemical and Pollutant Source Control? Level of Effort to Achieve: Easy	No	0
Credit 3.6	Does the school have an Indoor Integrated Pest Management? Level of Effort to Achieve: Easy	No	0
Total:			2

Innovation in Operations

Possible Points: 6
Existing

Credit 1.1	Does the school have an Innovation in Operations program? Level of Effort to Achieve: Easy	No	0
Credit 2	Does the school have a LEED Accredited Professional on staff? Level of Effort to Achieve: Easy	No	0
Credit 3	Is the school Documenting Sustainable Building Cost Impacts? Level of Effort to Achieve: Easy	No	0
Total:			0

Certified 40 to 49 points ● Silver 50 to 59 points ● Gold 60 to 79 points ● Platinum 80 to 110 points

Total: 15
25 Points to LEED Certification

DCPS PCA Property Rollup



Safety-Security Questionnaire for M.C. Terrell/McGogney Elementary School

Communication		Yes/ No	Comments
1	Do all areas of the school, including bathrooms, hallways, and offices, have the ability to receive an announcement via the P.A. System?	No	Does not work in Gym, Cafeteria, and Bathrooms
2	Do all areas of the school have the ability to privately call the main office or for emergency?	No	
3	Does the general office, principal's office, assistant principal's office have CCTV receptacles?	Yes	Principal and Business Manager only, many cameras are not working.
4	Is there an automated notification system to lockdown the building envelope at all exits including service doors and loading docks or all classrooms as necessary?	No	

Monitoring		Yes/ No	Comments
1	Does the facility have a monitored burglar alarm system?	Yes	
2	Are all classrooms and all other rooms that are grade-accessible will be equipped with motion detectors?	No	
3	Are all general corridor or lobby areas plus rooms with specific vulnerability (e.g., main office, principal's office, library, computer rooms, etc.) equipped with motion detectors?	Yes	
4	Is the main office and one or more additional locations(s) accessed by designated staff equipped with IDS arm/disarm keypads?	No	
5	Are alarm monitoring and response performed by DCPS via their existing central alarm monitoring facility via either dial-up telephone lines or LAN/WAN?	Yes	

Surveillance		Yes/ No	Comments
1	Is there a video surveillance system that provides general surveillance of the site, common areas and building entry and exit points?	Yes	
2	Does the facility have monitored video surveillance system at the interior?	Yes	
3	Does the facility have monitored video surveillance system at the exterior?	Yes	

Exterior Entry/Egress		Yes/ No	Comments
1	Does the facility have exterior door hardware that allows controlled access to the building?		
2	Does the facility have exterior card access readers that allow controlled access to the building?		
3	Does the facility have allow occupants a quick, unimpeded egress from the building?		

Safety-Security Questionnaire for M.C. Terrell/McGogney Elementary School

Interior Entry/Egress		Yes/ No	Comments
1	Does the facility have interior door hardware that allows controlled access to classrooms?		
2	Does the facility have interior card access readers that allow controlled access within the building?		

Interior Entry/Egress		Yes/ No	Comments
1	Does the facility have Magnetometers that monitor for the entry of "unwanted items" into the building?		
2	Does the facility have equipment that allows announcements to be made during large gatherings?		

DCPS PCA Property Rollup



Space Utilization for M.C. Terrell/McGogney Elementary School

Entire School Comments [From Pathways 2012 Data]

2003 Capacity: 370

Bldg SF: 2,128,000

Rationale: Ward 8 Parent center LL/3rd floor temp unusable (6 rooms)

Proposed Capacity (2012): 250

SF per Student: 8,512.00

TBD

Room [From Pathways]	Design ID [From Pathways]	Room Type [From Pathways]	Program Occupancy [From Pathways]	Design Occupancy [From Pathways]	Space (SQF) (Design) [From Pathways]	Space (SQF) (Actual) [From iPlan]	Comments [From Pathways]
103	122a	ElemKind	20	20	1175	240	
106	105b	ElemPrimary	20	20	900	2,000	2nd
107	122c	ElemPrimary	20	20	900	3,150	1st
108	122b	ElemKind	20	20	1175	3,150	
109	105a	ElemPrimary	20	20	900	2,000	1st
192	192	ElemComputer	0	0	900	320	
198	198	ElemArt	0	0	1150	600	
199	199	ElemMusic	0	0	1000	900	
203	174a	ElemIntermedia te	23	23	900	2,000	5th
204	174b	ElemScience	0	0	1100	2,000	
206	191b	ElemIntermedia te	23	23	900	3,150	5th
207	105c	ElemPrimary	20	20	900	200	3rd
208	191a	ElemIntermedia te	23	23	900	3,150	4th
22/23	22/23	ElemOther	0	20	900	1,375	Ward 8 Parent Center
224/241	224/241	ElemOther	0	20	900	5,150	Co-location of sped center/vacant
EC1	160	ElemPreK	20	20	1175	1,000	
EC2	153	ElemPreS	16	16	1175	1,440	
EC3	159	ElemPreK	20	20	1175	1,064	
EC4	191c	Elem Special Ed	10	10	900	3,150	Non-cat
Floor Totals:			255	295		36,039	
Property Totals:			255	295		36,039	

DCPS PCA Property Rollup



Uniformat Level 2 Asset Condition Rating For M.C. Terrell/McGogney Elementary School

Condition	Score	2012 iPlan Scoring			
		From	To	Rating	
Good	10	100%	0%	20%	Good
Fair-Good	8	80%	20%	40%	Fair
Fair	6	60%	40%	60%	Poor
Poor-Fair	4	40%	60%	80%	Poor
Poor	2	20%	80%	100%	Unsatisfactory

Plan Type	Condition	Element No.	Asset	Qty.	UOM.	Unit Cost (\$)	Asset Value (\$)	Actual Asset Condition Score	Max Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score	Max. Possible Weighted Score	Cond. (%)	Condition Rating
A10 Foundations														
Capital Replacement	Fair	A10 Foundations	Foundations	112,000.00	LS	11.60	1,299,200.00	6	10.00	100%	6.00	10.00		
							1,299,200.00	6			6.00	10.00	40%	Fair
B10 SuperStructure														
Capital Replacement	Fair	B10 SuperStructure	SuperStructure	112,000.00	SF	13.40	1,500,800.00	6	10.00	100%	6.00	10.00		
							1,500,800.00	6			6.00	10.00	40%	Fair
B20 Exterior Enclosure														
Capital Replacement	Fair	B20 Exterior Enclosure	Windows	64.00	SF	49.94	3,195.84	6	10.00	1%	0.03	0.05		
Capital Replacement	Fair	B20 Exterior Enclosure	Brick walls	2,000.00	SF	25.97	51,932.40	6	10.00	8%	0.51	0.85		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Hollow metal doors	10.00	EACH	1,400.00	14,000.00	8	10.00	2%	0.18	0.23		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Exterior wall Enclosure Repoint	21,000.00	SF	25.97	545,290.20	8	10.00	89%	7.10	8.87		
							614,418.44	28			7.82	10.00	22%	Fair
B30 Roofing														
Capital Replacement	Poor - Fair	B30 Roofing	Roofing	41,000.00	SF	10.19	417,790.00	4	10.00	100%	4.00	10.00		
							417,790.00	4			4.00	10.00	60%	Poor
C10 Interior Construction														
Capital Replacement	Fair	C10 Interior Construction	Interior Construction	112,000.00	LS	11.46	1,283,520.00	6	10.00	100%	6.00	10.00		
							1,283,520.00	6			6.00	10.00	40%	Fair
C20 Stairs														
Capital Replacement	Fair	C20 Stairs	Stairs	1.00	Flight	6,112.20	6,112.20	6	10.00	35%	2.11	3.52		
Capital Replacement	Good	C20 Stairs	Interior Construction	1.00	Flight	6,112.20	6,112.20	10	10.00	35%	3.52	3.52		
Capital Replacement	Good	C20 Stairs	Interior Construction	1.00	Flight	5,144.43	5,144.43	10	10.00	30%	2.96	2.96		
							17,368.83	26			8.59	10.00	14%	Good
C30 Interior Finishes														
Capital Replacement	Good	C30 Interior Finishes	Paint interior walls	26,000.00	SF	1.53	39,780.00	10	10.00	13%	1.31	1.31		
Capital Replacement	Fair - Good	C30 Interior Finishes	Vinyl Tile	3,890.00	SY	67.75	263,547.50	8	10.00	87%	6.95	8.69		
							303,327.50	18			8.26	10.00	17%	Good
D10 Conveying Systems														
Capital Replacement	Fair	D10 Conveying Systems	Elevator Equipment and Controls	1.00	EACH	39,630.88	39,630.88	6	10.00	100%	6.00	10.00		
							39,630.88	6			6.00	10.00	40%	Fair
D20 Plumbing														
Capital Replacement	Fair	D20 Plumbing	Toilet	35.00	EACH	1,455.00	50,925.00	6	10.00	36%	2.14	3.57		
Capital Replacement	Fair - Good	D20 Plumbing	Cast iron piping	200.00	LF	50.40	10,080.00	8	10.00	7%	0.57	0.71		
Capital Replacement	Fair - Good	D20 Plumbing	Urinals	15.00	EACH	1,235.00	18,525.00	8	10.00	13%	1.04	1.30		
Capital Replacement	Good	D20 Plumbing	Natural Gas domestic water boiler	645.00	MBH	32.25	20,801.25	10	10.00	15%	1.46	1.46		
Capital Replacement	Fair	D20 Plumbing	Restroom lavatory sink	23.00	EACH	1,400.00	32,200.00	6	10.00	23%	1.36	2.26		
Capital Replacement	Fair	D20 Plumbing	Floor mounted drinking fountain	5.00	EACH	2,000.00	10,000.00	6	10.00	7%	0.42	0.70		
							142,531.25	44			6.99	10.00	30%	Fair
D30 HVAC														
Capital Replacement	Fair - Good	D30 HVAC	Individual air handling units	7.00	EACH	15,000.00	105,000.00	8	10.00	17%	1.36	1.70		
Capital Replacement	Good	D30 HVAC	Natural Gas Service Meter	1.00	EACH	340.00	340.00	10	10.00	0%	0.01	0.01		
Capital Replacement	Good	D30 HVAC	Two 150-ton Modular Scroll Chillers	2.00	EACH	146,680.00	293,360.00	10	10.00	48%	4.76	4.76		
Capital Replacement	Fair	D30 HVAC	Cooling Towers	300.00	TON	207.00	62,100.00	6	10.00	10%	0.60	1.01		
Capital Replacement	Good	D30 HVAC	Two Weil-McLain Natural Gas Water	5,218.00	MBH	20.97	109,421.46	10	10.00	18%	1.78	1.78		
Capital Replacement	Fair - Good	D30 HVAC	Cabinet Fan Coil Units	22.00	EACH	2,100.00	46,200.00	8	10.00	7%	0.60	0.75		
							616,421.46	52			9.11	10.00	9%	Good
D50 Electrical Systems														
Capital Replacement	Good	D50 Electrical Systems	Fire panel	1.00	EACH	5,000.00	5,000.00	10	10.00	100%	10.00	10.00		

Plan Type	Condition	Element No.	Asset	Qty.	UOM.	Unit Cost (\$)	Asset Value (\$)	Actual Asset Condition Score	Max Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score	Max. Possible Weighted Score	Cond. (%)	Condition Rating
D50 Electrical Systems							5,000.00	10			10.00	10.00	0%	Good
E10 Equipment														
Capital Replacement	Fair - Good	E10 Equipment	E1093 Food Service Equipment	1.00	LS	20,000.00	20,000.00	8	10.00	94%	7.55	9.43		
Capital Replacement	Fair	E10 Equipment	Bottom Freezer Refrigerator	1.00	EA	1,200.00	1,200.00	6	10.00	6%	0.34	0.57		
E10 Equipment							21,200.00	14			7.89	10.00	21%	Fair
E20 Furnishings														
Capital Replacement	Fair - Good	E20 Furnishings	Classroom Cabinetry	200.00	LF	600.00	120,000.00	8	10.00	100%	8.00	10.00		
E20 Furnishings							120,000.00	8			8.00	10.00	20%	Good
G20 Site Improvements														
Capital Replacement	Fair	G20 Site Improvements	Chain Link Fencing, 8'	200.00	LF	51.25	10,250.00	6	10.00	20%	1.18	1.97		
Capital Replacement	Fair - Good	G20 Site Improvements	Retaining Walls	200.00	SF	103.25	20,650.00	8	10.00	40%	3.18	3.98		
Capital Replacement	Fair - Good	G20 Site Improvements	Parking Lots	14,000.00	SF	0.33	4,620.00	8	10.00	9%	0.71	0.89		
Deferred Maintenance	Poor - Fair	G20 Site Improvements	Pedestrian Paving Repairs	2,000.00	SF	8.21	16,420.00	4	10.00	32%	1.26	3.16		
G20 Site Improvements							51,940.00	26			6.34	10.00	37%	Fair
G30 Site Civil/Mechanical Utilities														
Capital Replacement	Good	G30 Site Civil/Mechanical Utilities	Above ground fuel tank	1.00	EACH	3,995.00	3,995.00	10	10.00	100%	10.00	10.00		
G30 Site Civil/Mechanical Utilities							3,995.00	10			10.00	10.00	0%	Good
G40 Site Electrical Utilities														
Capital Replacement	Fair	G40 Site Electrical Utilities	Onan 50 kW Diesel-engine-driven	50.00	kW	8,001.65	400,082.50	6	10.00	78%	4.68	7.80		
Capital Replacement	Poor - Fair	G40 Site Electrical Utilities	Site Lighting	25.00	EACH	4,507.75	112,693.69	4	10.00	22%	0.88	2.20		
G40 Site Electrical Utilities							512,776.19	10			5.56	10.00	44%	Poor
Z10 General Requirements														
Plant Adaptation	Good	Z10 General Requirements	Install Green Roof	65,347.00	SF	12.23	799,063.12	10	10.00	38%	3.83	3.83		
Plant Adaptation	Good	Z10 General Requirements	Z1010.7 Consider: Safety Security	1.00	LS	210,329.00	210,329.00	10	10.00	10%	1.01	1.01		
Plant Adaptation	Good	Z10 General Requirements	Z1010.1 Consider: Access Contro	1.00	LS	53,900.00	53,900.00	10	10.00	3%	0.26	0.26		
Plant Adaptation	Good	Z10 General Requirements	Roof Structural Follow up Study to	1.00	LS	7,500.00	7,500.00	10	10.00	0%	0.04	0.04		
Plant Adaptation	Good	Z10 General Requirements	Z1010.2 Consider: ADA Investments	1.00	LS	47,770.00	47,770.00	10	10.00	2%	0.23	0.23		
Plant Adaptation	Good	Z10 General Requirements	Z1010.3 Consider: Fire Protection	1.00	LS	873,252.00	873,252.00	10	10.00	42%	4.19	4.19		
Plant Adaptation	Good	Z10 General Requirements	Z1010.5 Consider: Haz Mat Investments	1.00	LS	19,500.00	19,500.00	10	10.00	1%	0.09	0.09		
Plant Adaptation	Good	Z10 General Requirements	Z1010.6 Consider: LEED Investments	1.00	LS	75,270.00	75,270.00	10	10.00	4%	0.36	0.36		
Z10 General Requirements							2,086,584.12	80			10.00	10.00	0%	Good

DCPS PCA Property Rollup

Assessment Images for M.C. Terrell/McGogney Elementary School

Property Images

Primary Image:

Front Building Elevation



Image 2:

Right Building Elevation



Image 3:

Left Building Elevation



Property Images

Image 4:

Rear Building Elevation



Image 5:

Roof Finish Overview



Image 6:

Roof Overview



Image 7:

Facility Signage



Property Images

Image 8:

Main Building Entrance



Image 9:

Stairwell



Image 10:

HVAC Water Boiler



Image 11:

HVAC Chiller



Property Images

Image 12:

Wall Mounted Radiator



Image 13:

Natural Gas Service Meter



Image 14:

Domestic Water Boiler



Image 15:

Main Electrical Switch Gear



Property Images

Image 16:

Electric Backup Generator



Image 17:

Fire Alarm Panel



Image 18:

Elevator Lobby



Image 19:

Gymnasium



Property Images

Image 20:

Cafeteria



Image 21:

Kitchen



Image 22:

Library



Image 23:

Lower Level Office



Property Images

Image 24:

Meeting Room



Image 25:

Corridor



Asset Images

B2011 - EXTERIOR WALL CONSTRUCTION

Brick walls

Caulk and repoint:

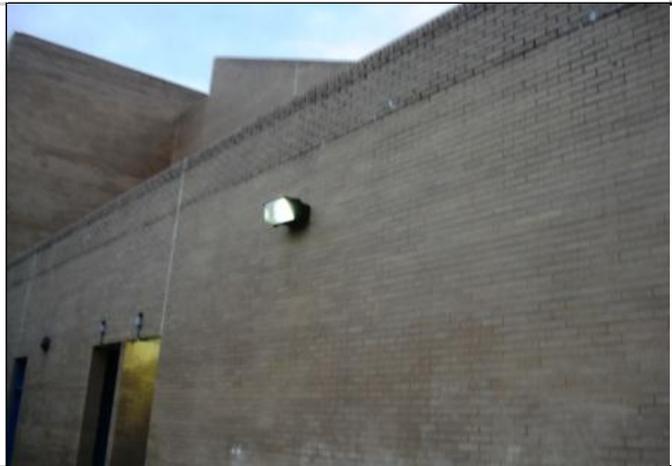
Asset Photo: Exterior wall Enclosure .1



Exterior wall Enclosure Repoint

Exterior Walls:

Asset Photo: Exterior wall Enclosure Repoint.1



B2021 - WINDOWS

Windows

Windows:

Asset Photo: Windows.1



B2032 - SOLID EXTERIOR DOORS

Hollow metal doors

Asset Images

Exterior Door:

Asset Photo: Hollow metal doors.1



Exterior Door:

Asset Photo: Hollow metal doors.2



B3011 - ROOF FINISHES

Roofing

Roof overview:

Asset Photo: Roofing.1



Asset Images

Roof overview:

Asset Photo: Roofing.2



C2011 - REGULAR STAIRS

Stairs

Exterior Steps:

Asset Photo: Stairs.1



Interior Construction

Interior Stairs:

Asset Photo: Interior Construction.1



Interior Construction

Asset Images

Interior Stairs:

Asset Photo: Interior Construction.1



C3012 - WALL FINISHES TO INTERIOR WALLS

Paint interior walls

Corridor:

Asset Photo: TEMPLATE: C30 Interior Finishes.1



Classroom:

Asset Photo: TEMPLATE: C30 Interior Finishes.2



C3024 - FLOORING

Vinyl Tile

Asset Images

Vinyl tile:

Asset Photo: Floor Finishes.1



D1011 - PASSENGER ELEVATORS

Elevator Equipment and Controls

Elevator traction control:

Asset Photo: Conveying Systems.1



Elevator control module:

Asset Photo: Conveying Systems.2



Asset Images

Elevator control:

Asset Photo: Conveying Systems.3



D2011 - WATER CLOSETS

Toilet

Water Closet:

Asset Photo: Toilet.1



D2012 - URINALS

Urinals

Urinals:

Asset Photo: Plumbing Fixtures.1



D2013 - LAVATORIES

Restroom lavatory sink

Asset Images

Wall Hung Sink:

Asset Photo: Restroom sink.1



D2018 - DRINKING FOUNTAINS AND COOLERS

Floor mounted drinking fountain

Water Funtain:

Asset Photo: TEMPLATE: D2010 Plumbing Fixtures.1



Non Conforming drinking fountain:

Asset Photo: Plumbing Fixtures.2



D2022 - HOT WATER SERVICE

Natural Gas domestic water boiler

Asset Images

Natural gas domestic water boiler:

Asset Photo: Natural Gas domestic water boiler.1



D2031 - WASTE PIPING

Cast iron piping

Cast iron drain piping:

Asset Photo: Cast iron piping.1



D3012 - GAS SUPPLY SYSTEM

Natural Gas Service Meter

Natural Gas Service Meter:

Asset Photo: Natural Gas Service Meter.1



D3021 - BOILERS

Two Weil-McLain Natural Gas Water boilers, 2609 MBH each

Asset Images

HVAC Water Boiler:

Asset Photo: Natural Gas Water boilers.1



D3023 - AUXILIARY EQUIPMENT

Cabinet Fan Coil Units

Convactor Unit:

Asset Photo: Convactor Units.1



D3031 - CHILLED WATER SYSTEMS

Two 150-ton Modular Scroll Chillers

Chiller:

Asset Photo: Interior Chillers.1



Asset Images

Chiller:

Asset Photo: Interior Chillers.2



Cooling Towers

Cooling Towers:

Asset Photo: Cooling Towers.1



D3041 - AIR DISTRIBUTION SYSTEMS

Individual air handling units

Air handler:

Asset Photo: Individual air handling units.1



D5037 - FIRE ALARM SYSTEMS

Fire panel

Asset Images

Fire Panel:

Asset Photo: Fire panel.1



E1094 - RESIDENTIAL EQUIPMENT

Bottom Freezer Refrigerator

Lower Level Meeting Room:

Asset Photo: Commercial Equipment.1



E2012 - FIXED CASEWORK

Classroom Cabinetry

Classroom Cabinets:

Asset Photo: Classroom Cabinetry.1



G2022 - PAVING & SURFACING

Parking Lots

Asset Images

Parking Lot:

Asset Photo: Parking Lots.1



G2031 - PAVING & SURFACING

Pedestrian Paving Repairs

Cracked sidewalk:

Asset Photo: Pedestrian Paving Repairs.1



G2041 - FENCES & GATES

Chain Link Fencing, 8'

Chain link Fence:

Asset Photo: TEMPLATE: G2040 Site Development.1



G2042 - RETAINING WALLS

Retaining Walls

Asset Images

Cracked retaining wall:

Asset Photo: Retaining Walls.1



Retaining wall cap missing:

Asset Photo: Retaining Walls.2



G3063 - FUEL STORAGE TANKS

Above ground fuel tank

Above ground storage tank:

Asset Photo: Above ground fuel tank.1



G4021 - FIXTURES & TRANSFORMERS

Site Lighting

Asset Images

Site Lighting:

Asset Photo: Site Lighting.1



G4092 - SITE EMERGENCY POWER GENERATION

Onan 50 kW Diesel-engine-driven Emergency Generator

Emergency Generator:

Asset Photo: Emergency Generator.1



Z1010.4 - CONSIDER: GREEN ROOF INVESTMENTS

Install Green Roof

:

Asset Photo: Install Green Roof on Main Building.1



Asset Images

:

Asset Photo: Install Green Roof on Main Building.2



:

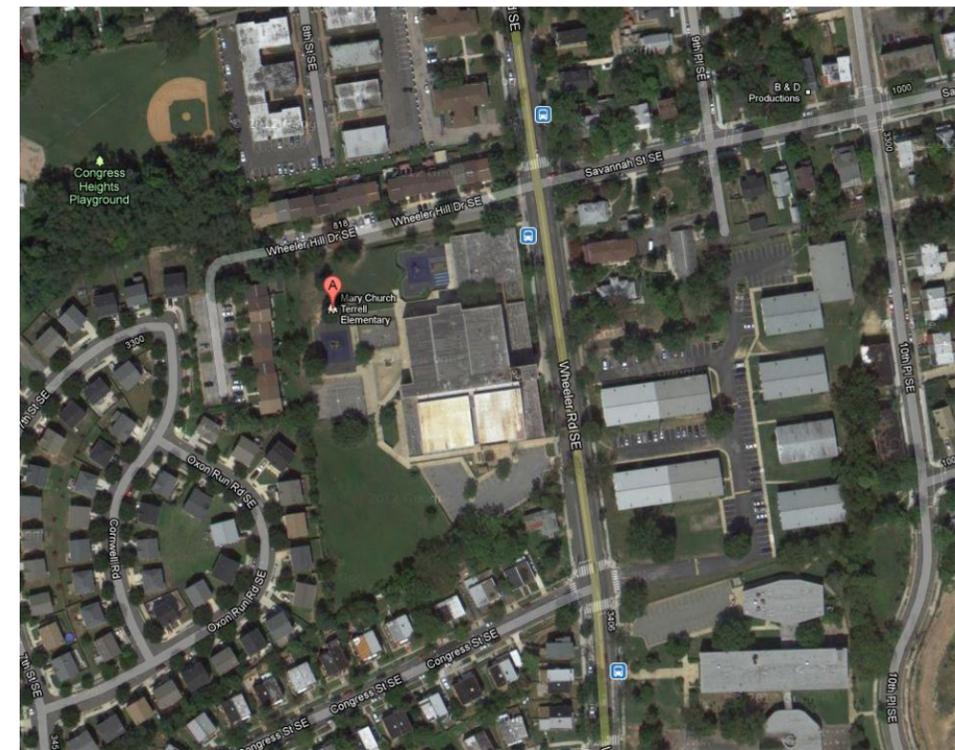
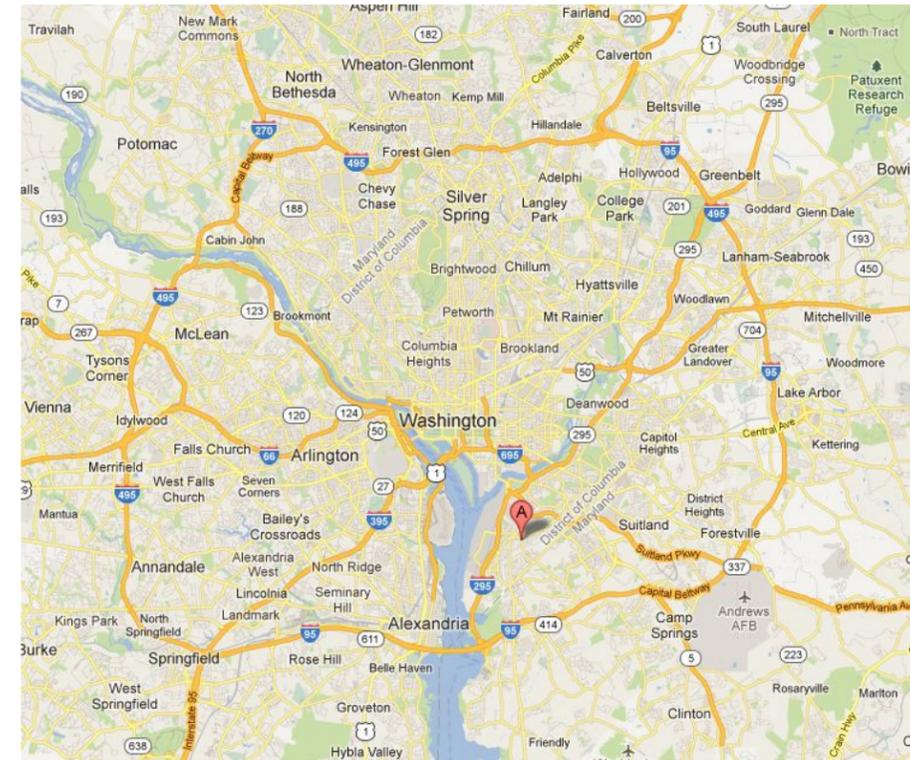
Asset Photo: Install Green Roof on Main Building.3

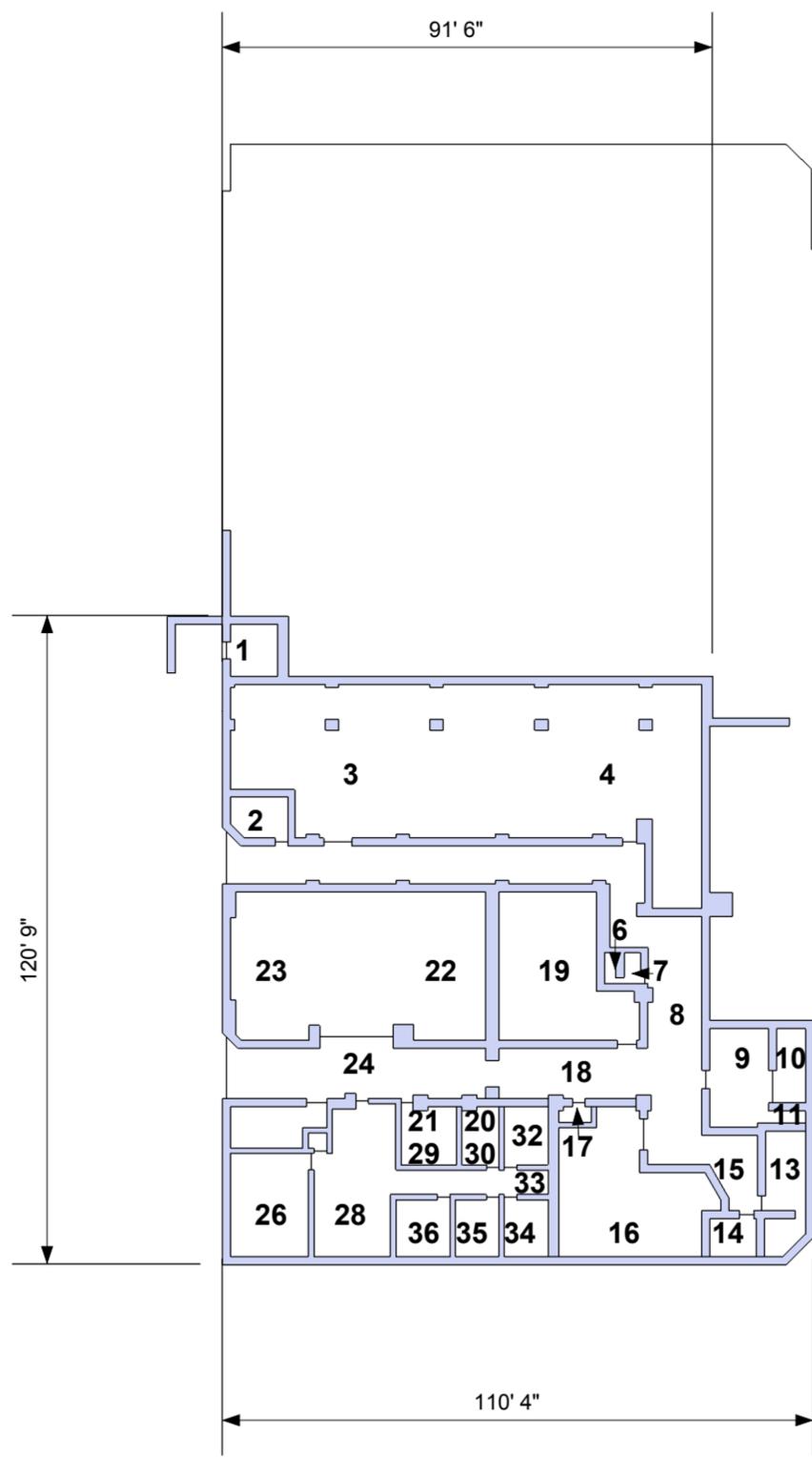
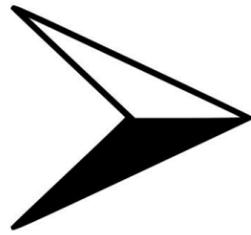


:

Asset Photo: Install Green Roof on Main Building.4







**Lower Ground Floor
MC Terrell
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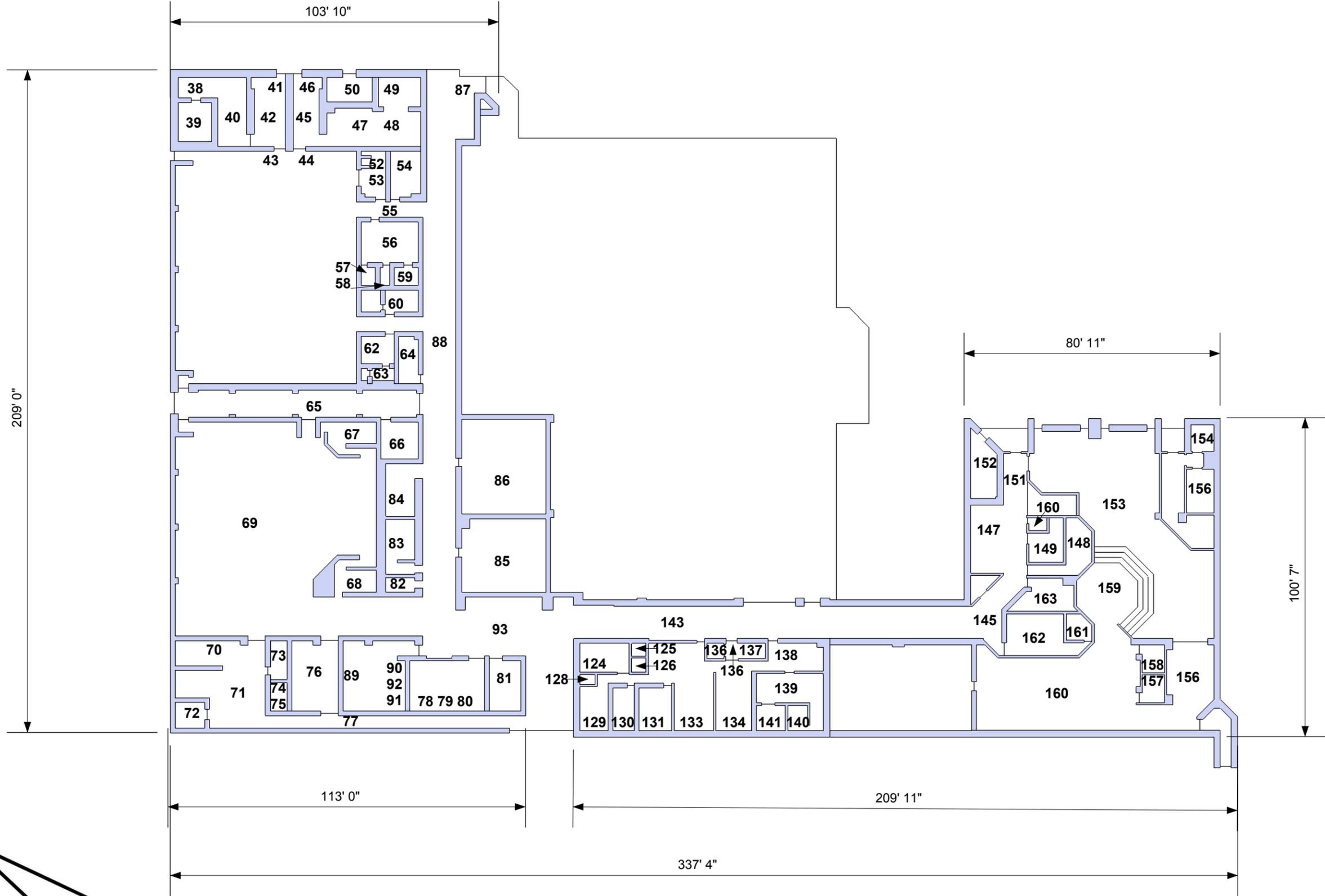
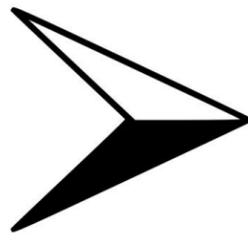
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Upper Ground Floor MC Terrell Elementary

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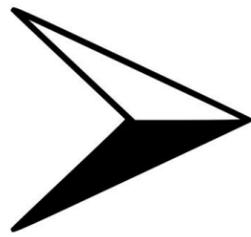
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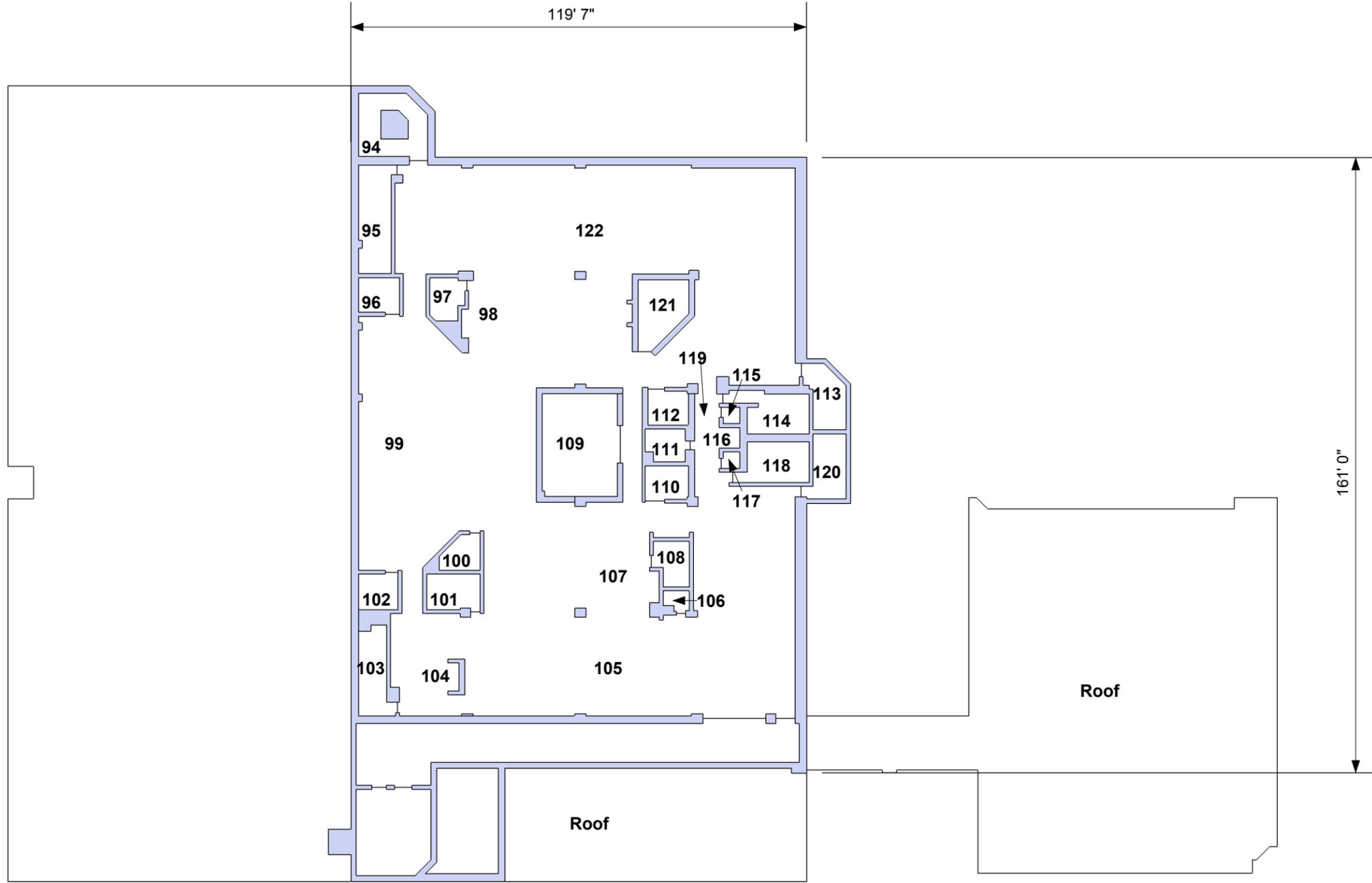


208' 0"

119' 7"

40' 4"

161' 0"



1st Floor MC Terrell Elementary

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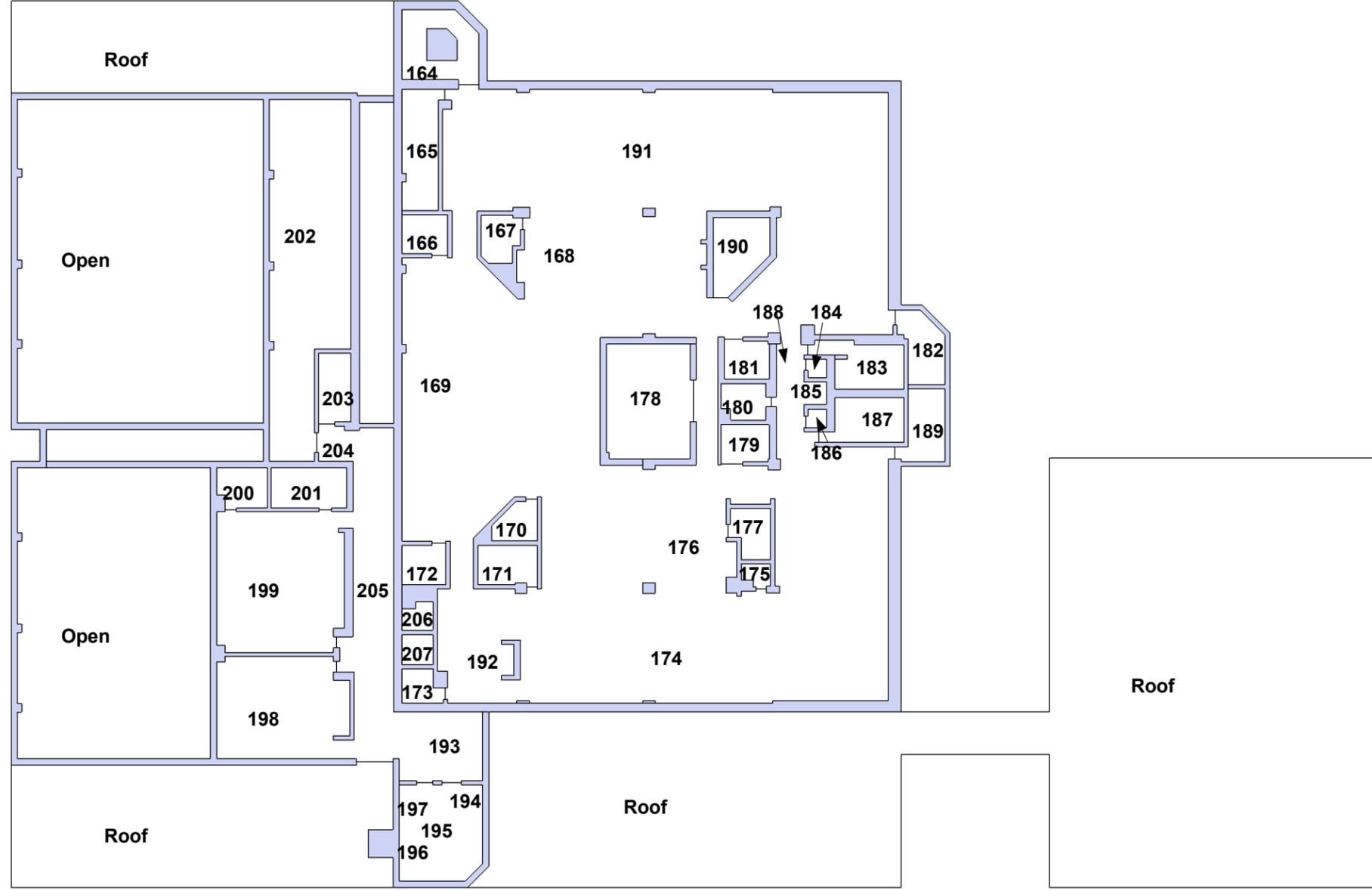
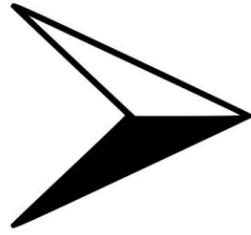
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2nd Floor MC Terrell Elementary

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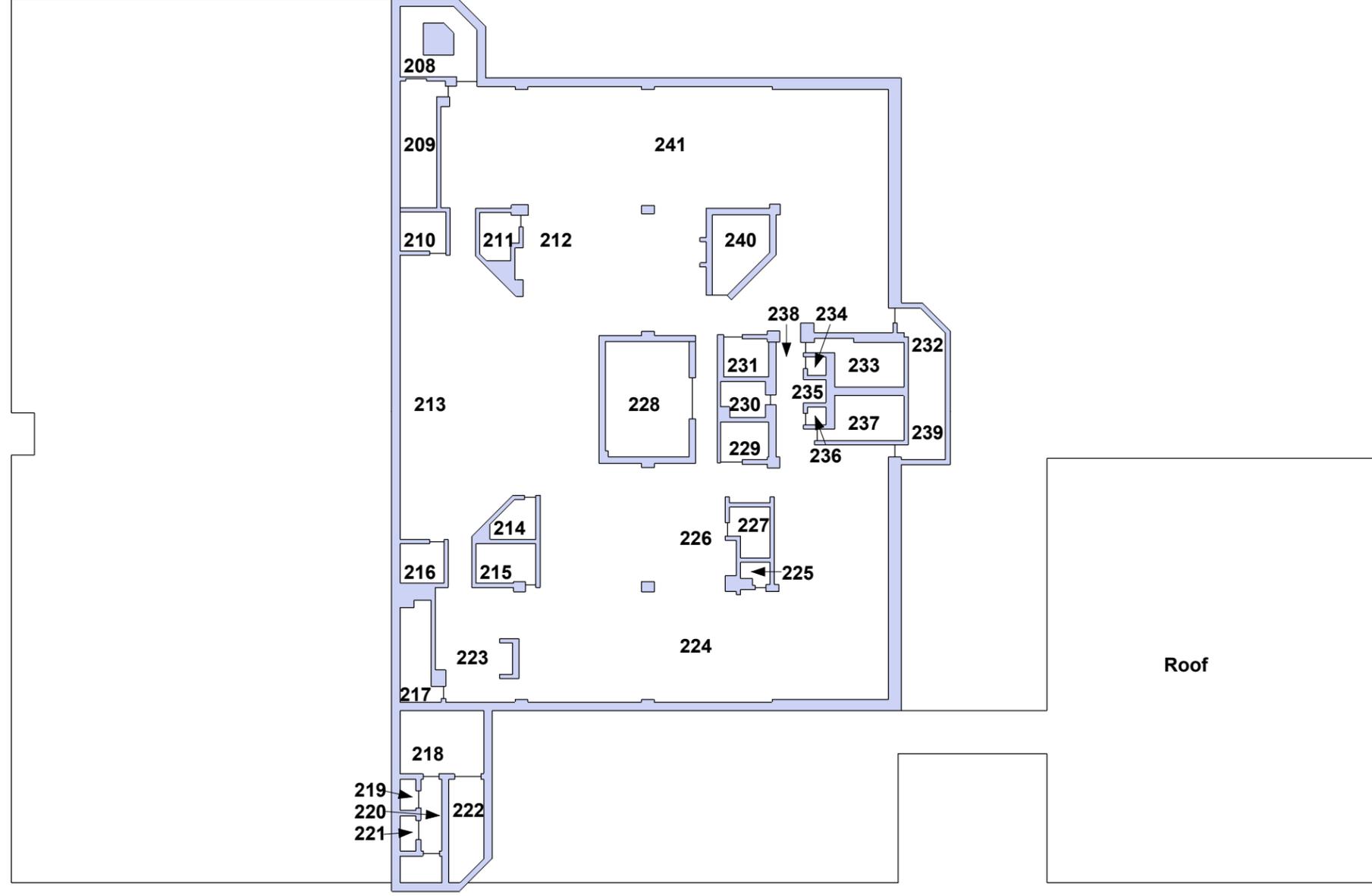
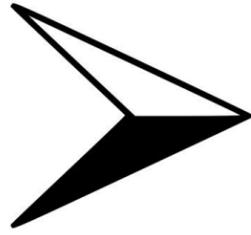
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3rd Floor MC Terrell Elementary

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Room Inventory		M.C. Terrell Elementary			3301 Wheeler Road, S.E. 20032-4197		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approximate Square Footage [EMG Field Team]	Approximate Dimension in Feet [EMG Field Team]
1		Building Services	Flammable/Exterior Storage			72	8x9
2		Building Services	Can Wash			96	8x12
3		Building Services	Boiler Room			1410	47x30
4		Building Services	Mechanical Room			1290	30x43
5		Building Services	Corridor			568	71x8
6		Building Services	Passage			160	20x8
7		Building Services	Telephone Closet			49	7x7
8		Building Services	Passage			81	9x9
9		Building Services	Office	Engineer /Custodians		380	19x20
10		Building Services	Toilet/Shower	Custodians		55	5x11
11		Building Services	Custodians Closet			9	3x3
12		Building Services	Storage Closet			24	4x6
13		Building Services	Stairwell			150	15x10
14		Building Services	Elevator			42	6x7
15		Building Services	Passage			260	13x20
16		Building Services	Trash Room			810	30x27
17		Building Services	Custodians Closet			24	4x6
18		Building Services	Passage			250	25x10
19		Building Services	General Storage			580	29x20
20		Building Services	Toilet	Men		30	6x5
21		Building Services	Toilet	Women		30	6x5
22		Instruction Support	Computer Lab			725	25x29
23		Instruction Support	Computer Lab			650	26x25
24		Building Services	Corridor			378	42x9
25		Building Services	Stairwell			105	15x7
26		Building Services	Conference Room	MSC		320	16x20
27		Building Services	Storage Closet			12	3x4
28		Auxiliary	Reception	MSC		435	29x15
29		Building Services	Storage Closet			35	5x7
30		Building Services	Toilet	Staff		20	4x5
31		Administration	Office	MSC		108	12x9
32		Administration	Office	MSC		108	12x9
33		Building Services	Storage Closet			25	5x5
34		Administration	Office	MSC		108	12x9
35		Administration	Office	MSC		108	12x9
36		Administration	Office	MSC		132	12x11
37		Building Services	Passage			125	5x25
38		Building Services	Drying Area	Boys		91	13x7
39		Building Services	Shower	Boys		143	13x11
40		Building Services	Locker Room	Boys		253	23x11
41		Building Services	Vestibule			28	4x7
42		Building Services	Toilet	Boys		154	11x14

Room Inventory		M.C. Terrell Elementary			3301 Wheeler Road, S.E. 20032-4197		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approximate Square Footage [EMG Field Team]	Approximate Dimension in Feet [EMG Field Team]
43		Building Services	Vestibule			25	5x5
44		Building Services	Vestibule			25	5x5
45		Building Services	Toilet	Girls		154	11x14
46		Building Services	Vestibule			28	4x7
47		Building Services	Locker Room	Girls		70	7x10
48		Building Services	Drying Area	Girls		117	13x9
49		Building Services	Shower	Girls		150	10x15
50		Building Services	Exterior Storage			98	7x14
51		Auxiliary	Gymnasium			4560	76x60
52		Building Services	Toilet/Shower	Office		45	5x9
53		Administration	Office	Physical Education		81	9x9
54		Building Services	Storage Room			144	16x9
55		Building Services	Passage			102	17x6
56		Administration	Office	Recreation		225	15x15
57		Building Services	Toilet	Recreation		30	5x6
58		Building Services	Closet	Recreation		24	4x6
59		Building Services	Storage Room	P.E.		54	9x6
60		Building Services	Storage Room	P.E.		112	7x16
61		Building Services	Passage			96	6x16
62		Administration	Office	Physical Education		99	9x11
63		Building Services	Toilet/Shower	P.E.		55	5x11
64		Building Services	Stairwell			144	8x18
65		Building Services	Corridor			639	71x9
66		Instruction Support	Computer Lab			168	14x12
67		Building Services	Vestibule			165	15x11
68		Building Services	Vestibule			165	15x11
69		Auxiliary	All Purpose Room			2990	65x46
70		Building Services	Stairwell			112	7x16
71		Building Services	Kitchen			899	29x31
72		Building Services	Refrigerator/Freezer Room			99	11x9
73		Building Services	Storage Room			72	6x12
74		Building Services	Toilet	Kitchen		25	5x5
75		Building Services	Locker Room	Kitchen		20	4x5
76		Building Services	Storage Area	Chairs		368	23x16
77		Building Services	Passage			260	52x5
78		Building Services	Passage			85	17x5
79		Building Services	Trash Chute			12	3x4
80		Building Services	Passage/Elevator			96	16x6
81		Building Services	Stairwell			190	10x19
82		Building Services	Custodians Closet			60	12x5
83		Building Services	Toilet	Boys		198	18x11
84		Building Services	Toilet	Girls		198	18x11

**Room Inventory
MC Terrell
Elementary**

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Room Inventory		M.C. Terrell Elementary			3301 Wheeler Road, S.E. 20032-4197		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approximate Square Footage [EMG Field Team]	Approximate Dimension in Feet [EMG Field Team]
85		Building Services	General Storage			750	30x25
86		Auxiliary	Book Room			812	29x28
87		Building Services	Stairwell			95	19x5
88		Building Services	Corridor			1660	166x10
89		Building Services	Teachers Lounge			550	25x22
90		Building Services	Closet			10	2x5
91		Building Services	Toilet	Women		60	10x6
92		Building Services	Toilet	Men		35	7x5
93		Building Services	Lobby			760	40x19
94		Building Services	Stairwell			288	16x18
95		Building Services	Storage Room			240	8x30
96		Building Services	Conference Room			100	10x10
97		Building Services	Storage Room	Science		100	10x10
98		Building Services	Wet Area	Science		300	20x15
99		Instruction Support	Resource Area			1980	66x30
100		Building Services	Storage Room			100	10x10
101		Auxiliary	Speech Room			140	10x14
102		Building Services	Conference Room	Counselor		100	10x10
103		Building Services	Storage Room			240	8x30
104		Building Services	Teacher Preparation Room			400	20x20
105	C	Instruction	Learning Center	Classroom	1st Grade	2000	25x80
105	B	Instruction	Learning Center	Classroom	1st Grade	2000	25x80
105	A	Instruction	Learning Center	Classroom	1st Grade	2000	25x80
106		Building Services	Storage Closet			35	5x7
107		Building Services	Wet Area	Art		320	16x20
108		Building Services	Storage Room			99	11x9
109		Instruction Support	Resource Room	Classroom	Special Education	600	30x20
110		Building Services	Conference Room			100	10x10
111		Instruction Support	Resource Room			100	10x10
112		Building Services	Conference Room			100	10x10
113		Building Services	Stairwell			144	8x18
114		Building Services	Toilet	Boys		140	10x14
115		Building Services	Custodians Closet			16	4x4
116		Building Services	Toilet	Men		16	4x4
117		Building Services	Toilet	Women		16	4x4
118		Building Services	Toilet	Girls		140	10x14
119		Building Services	Passage			150	5x30
120		Building Services	Stairwell			144	8x18
121		Instruction Support	Reading Room			252	18x14
122	C	Instruction	Learning Center	Classroom	2nd Grade	3150	105x30
122	B	Instruction	Learning Center	Classroom	2nd Grade	3150	105x30

Room Inventory		M.C. Terrell Elementary			3301 Wheeler Road, S.E. 20032-4197		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approximate Square Footage [EMG Field Team]	Approximate Dimension in Feet [EMG Field Team]
122	A	Instruction	Learning Center	Classroom	2nd Grade	3150	105x30
123			VOID				
124		Building Services	Conference Room			150	10x15
125		Building Services	Toilet	Staff		30	5x6
126		Building Services	Closet	Main Office		8	4x2
127		Building Services	Vestibule			12	4x3
128		Building Services	Closet	Counselor		14	2x7
129		Administration	Office	Counselor		160	16x10
130		Auxiliary	Testing Room			112	14x8
131		Administration	Office	Assistant Principal		143	13x11
132		Building Services	Passage			36	12x3
133		Building Services	Main Office			392	14x28
134		Administration	Office	Principal		276	12x23
135		Building Services	Toilet	Principal		25	5x5
136		Building Services	Passage			15	3x5
137		Building Services	Closet	Principal		45	9x5
138		Auxiliary	Waiting Room	Health		20	2x10
139		Auxiliary	Exam Room	Health		220	10x22
140		Auxiliary	Rest Room	Health		72	9x8
141		Building Services	Toilet	Health		40	5x8
142		Building Services	Ramp			351	39x9
143		Building Services	Corridor			243	27x9
144		Building Services	Ramp			441	49x9
145		Building Services	Vestibule w/Steps			209	11x19
146		Building Services	Custodians Closet			54	9x6
147		Building Services	Coat Area			250	10x25
148		Auxiliary	Observation Room	Pre-K		162	18x9
149		Building Services	Storage Room			143	11x13
150		Building Services	Toilet	Staff		30	5x6
151		Building Services	Corridor			344	43x8
152		Building Services	Exterior Storage			176	22x8
153	B	Instruction	Learning Center	Classroom	Pre-Kindergarten	720	24x30
153	A	Instruction	Learning Center	Classroom	Kindergarten	720	24x30
154		Building Services	Utility Room			90	10x9
155		Building Services	Toilet/Tub			140	14x10
156		Building Services	Wet Area			480	30x16
157		Building Services	Toilet	Girls		45	5x9
158		Building Services	Toilet	Boys		45	5x9
159		Auxiliary	Commons Area	Classroom	Kindergarten	1064	56x16
160		Instruction	Kindergarten	Classroom	Kindergarten	1000	50x20
161		Building Services	Storage Room			72	8x9
162		Building Services	Coat Area			162	18x9
163		Building Services	Storage Room			80	8x10
164		Building Services	Stairwell			288	16x18



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Room Inventory
MC Terrell
Elementary

Room Inventory		M.C. Terrell Elementary			3301 Wheeler Road, S.E. 20032-4197		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approximate Square Footage [EMG Field Team]	Approximate Dimension in Feet [EMG Field Team]
165		Building Services	Storage Room			280	10X28
166		Building Services	Conference Room			100	10X10
167		Building Services	Storage Room			99	11X9
168		Building Services	Wet Area	Science		357	17X21
169		Instruction Support	Resource Area			1980	66X30
170		Building Services	Storage Closet			99	11X9
171		Building Services	Speech Room			140	10X14
172		Building Services	Conference Room			100	10X10
173		Building Services	Storage Closet			80	10X8
174	C	Instruction	Learning Center	Classroom	5th Grade	2000	25X80
174	B	Instruction	Learning Center	Classroom	4th Grade	2000	25x80
174	A	Instruction	Learning Center	Classroom	Grades 4/5	2000	25x80
175		Building Services	Storage Closet			48	6X8
176		Building Services	Wet Area	Art		320	16X20
177		Building Services	Storage Room			108	12X9
178		Instruction Support	Resource Room			600	30X20
179		Building Services	Conference Room			99	11X9
180		Instruction Support	Resource Room			99	11X9
181		Building Services	Conference Room			99	11X9
182		Building Services	Stairwell			144	8X18
183		Building Services	Toilet	Boys		180	9X20
184		Building Services	Custodians Closet			16	4X4
185		Building Services	Toilet	Men		16	4X4
186		Building Services	Toilet	Women		16	4X4
187		Building Services	Toilet	Girls		180	9X20
188		Building Services	Corridor			150	5X30
189		Building Services	Stairwell			144	8X18
190		Building Services	Conference Room			252	14x18
191	C	Instruction Support	Learning Center	Classroom	3rd Grade	3150	105x30
191	B	Instruction Support	Learning Center	Classroom	Vacant	3150	105x30
191	A	Instruction Support	Learning Center	Classroom	3rd Grade	3150	105x30
192		Building Services	Teacher Preparation Room			320	20X16
193		Building Services	Lobby			304	16X19
194		Building Services	Stairwell			180	9X20
195		Building Services	Passage/Elevator			48	4X12
196		Building Services	Trash Closet			16	4X4
197		Building Services	Custodians Closet			16	4X4
198		Auxiliary	Library			600	20X30
199		Instruction	Music Room			900	30X30
200		Building Services	Storage Room			90	9X10

Room Inventory		M.C. Terrell Elementary			3301 Wheeler Road, S.E. 20032-4197		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approximate Square Footage [EMG Field Team]	Approximate Dimension in Feet [EMG Field Team]
201		Building Services	Storage Room			162	9X18
202		Building Services	Mechanical Room			1500	20X75
203		Building Services	Stairwell			112	7X16
204		Building Services	Passage			300	30X10
205		Building Services	Corridor			70	10X70
206		Building Services	Toilet	Women		49	7X7
207		Building Services	Toilet	Men		49	7X7
208		Building Services	Stairwell			272	16x17
209		Building Services	Storage Room			240	8x30
210		Building Services	Conference Room			100	10x10
211		Building Services	Storage Room			100	10x10
212		Building Services	Wet Area	Science		340	17x20
213		Instruction Support	Resource Area			1980	66x30
214		Building Services	Storage Closet			100	10x10
215		Auxiliary	Speech Room			140	10x14
216		Building Services	Conference Room	Instructor		100	10x10
217		Building Services	Storage Room			198	22x9
218		Building Services	Lobby			280	14x20
219		Building Services	Custodians Closet			16	4x4
220		Building Services	Trash Closet			16	4x4
221		Building Services	Passage/Elevator			48	4x12
222		Building Services	Stairwell			144	6x24
223		Building Services	Teacher Preparation Room			280	14x20
224	C	Instruction	Learning Center	Classroom	Vacant	2000	25x80
224	B	Instruction	Learning Center	Classroom	Vacant	2000	25x80
224	A	Instruction	Learning Center	Classroom	Vacant	2000	25x80
225		Building Services	Storage Closet			35	5x7
226		Building Services	Wet Area	Art		352	22x16
227		Building Services	Storage Room			108	9x12
228		Instruction Support	Resource Room			600	30x20
229		Building Services	Conference Room			90	9x10
230		Instruction Support	Resource Room			90	9x10
231		Building Services	Conference Room			90	9x10
232		Building Services	Stairwell			144	8x18
233		Building Services	Toilet	Boys		200	10x20
234		Building Services	Custodians Closet			16	4x4
235		Building Services	Toilet	Men		16	4x4
236		Building Services	Toilet	Women		16	4x4
237		Building Services	Toilet	Girls		200	10x20
238		Building Services	Corridor			150	5x30
239		Building Services	Stairwell			144	8x18
240		Instruction Support	Reading Room			216	18x12

**Room Inventory
MC Terrell
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241	C	Instruction	Learning Center	Classroom		3150	30x105
241	B	Instruction	Learning Center	Classroom		3150	30x105
241	A	Instruction	Learning Center	Classroom		3150	30x105
242		Building Services	Stairwell			100	10x10
243		Building Services	Elevator Machine Room			100	10x10
Approximate Gross Square Footage - Lower Ground Floor						9162	
Approximate Gross Square Footage - Upper Ground Floor						29125	
Approximate Gross Square Footage - 1st Floor						17939	
Approximate Gross Square Footage - 2nd Floor						21866	
Approximate Gross Square Footage - 3rd Ground Floor						16878	
Approximate Gross Square Footage - Penthouse						740	
[NOTE 1] Source - Government of DC - Office of Public Education Facility Modernization - Recommendation to Revise Official Building Capacity							

**Room Inventory
MC Terrell
Elementary**

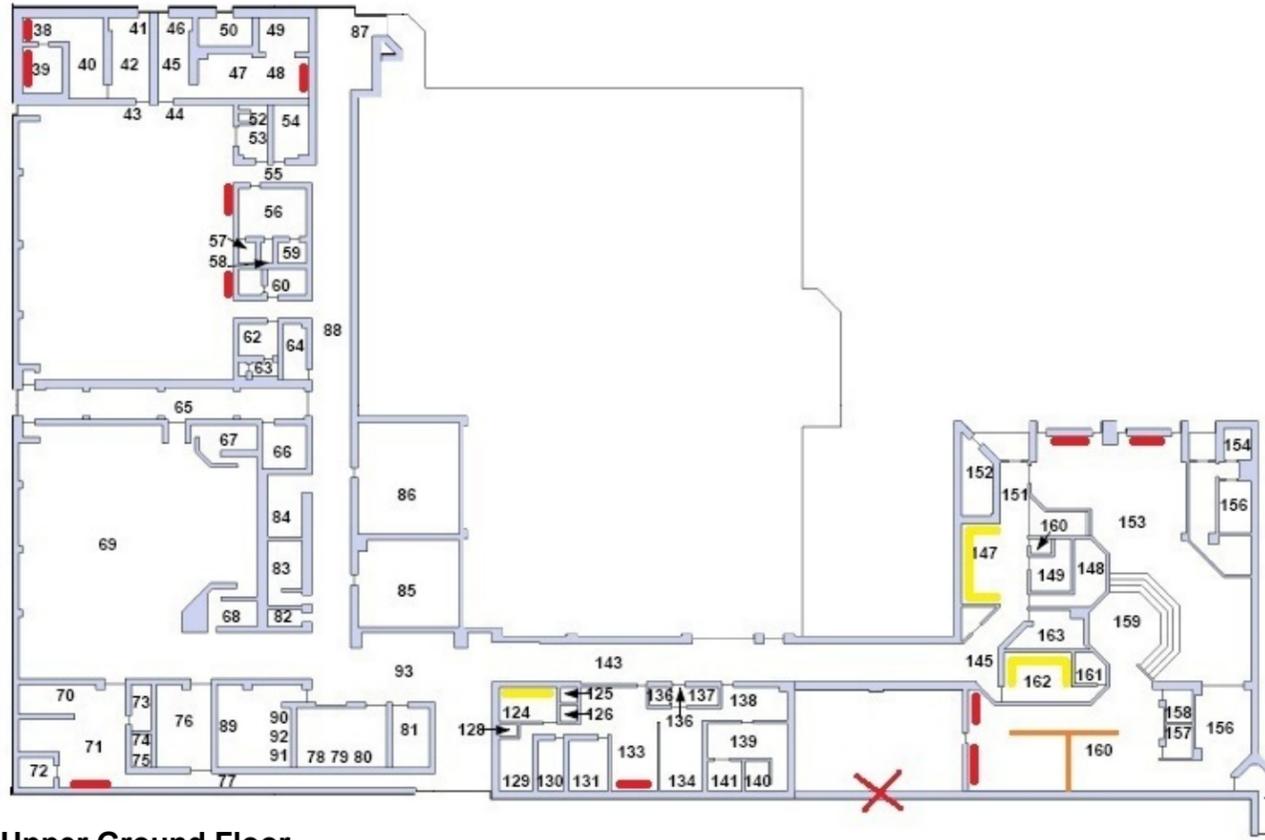
ISSUE
12.15.12
PREPARED BY
CI - 4tell / EMG

PROJECT
MC Terrell
Elementary School
Ward 8
DC School NO.
Ward 8

CLIENT
District of Columbia
Department of
General Services

4TELL SOLUTIONS
15 Franklin Street
Portland, ME 04101
800.750.4424





Upper Ground Floor

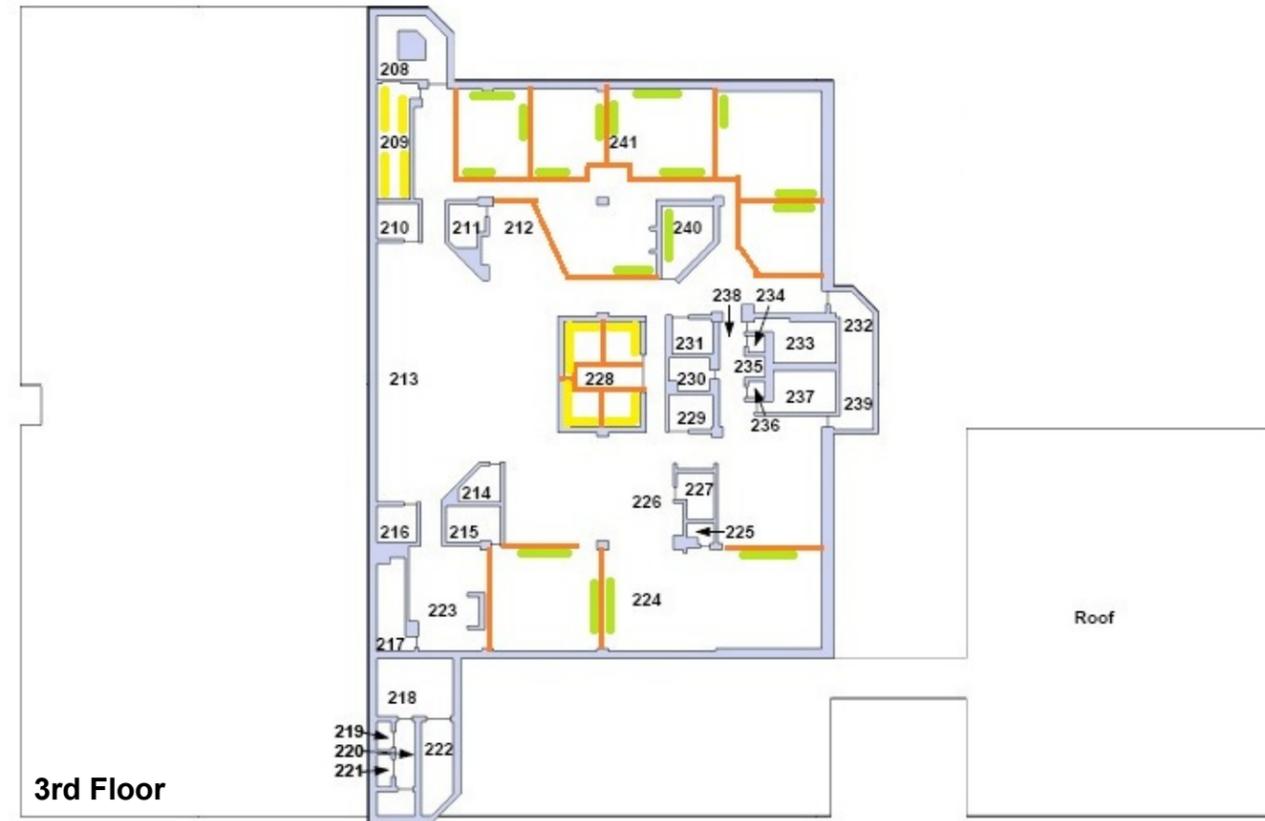


1st Floor





2nd Floor



3rd Floor



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 15 Franklin Street
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**Fixture Diagrams
 MC Terrell
 Elementary**